

**In The Matter Of:**  
*State of Nevada*  
*Public Works Division Board Meeting*

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*August 23, 2018*

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*Capitol Reporters*  
*123 W. Nye Lane, Ste 107*  
  
*Carson City, Nevada 89706*

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2 STATE OF NEVADA  
3 PUBLIC WORKS DIVISION BOARD MEETING  
4 THURSDAY, AUGUST 23, 2018  
5 9:00 A.M.  
6 CARSON CITY, NEVADA  
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10  
11 THE BOARD: BRYCE CLUTTS, Chairman  
12 SEAN STEWART, Vice Chairman  
13 PATRICK CATES, Member, Director  
14 TITO TIBERTI, Member  
15 ADAM HAND, Member  
16 CLINT BENTLEY, Member  
17 KEVIN LEWIS, Member  
18  
19 FOR THE BOARD: SUSAN STEWART, ESQ.  
20 Construction Law Counsel  
21 JEFF MENICUCCI, ESQ.  
22 Deputy Attorney General  
23 WARD PATRICK,  
24 Administrator

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1 THURSDAY, AUGUST 23, 2018, 9:00 A.M.  
2 ---oOo---  
3 CHAIRMAN CLUTTS: This is the time and the place  
4 of the State Public Works Board meeting for August 23rd,  
5 2018. Roll call, please.  
6 MR. PATRICK: Chairperson Bryce Clutts.  
7 CHAIRMAN CLUTTS: Present.  
8 MR. PATRICK: Vice Chairperson Sean Stewart.  
9 VICE CHAIRMAN STEWART: Present.  
10 MR. PATRICK: Member Clint Bentley.  
11 MEMBER BENTLEY: Present.  
12 MR. PATRICK: Member Adam Hand.  
13 MEMBER HAND: Present.  
14 MR. PATRICK: Member Tito Tiberti.  
15 MEMBER TIBERTI: Present.  
16 MR. PATRICK: Member Kevin Lewis.  
17 Member Director Department of Administration  
18 Patrick Cates. Kevin and Patrick are planning on being here.  
19 Please let the record reflect they will be here upon their  
20 entrance. We have a quorum, Mr. Chairman.  
21 CHAIRMAN CLUTTS: Thank you, Mr. Patrick. Agenda  
22 Item Number 9, agency presentation of 2019 capital  
23 improvement program requests to the board. First up,  
24 Department of Corrections. Welcome, Gentlemen.

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1 MR. DZURENDA: Good morning. My name is James  
2 Dzurenda. I'm the director of the Department of Corrections.  
3 To my right I have Ralph Wagner. He's the chief engineer for  
4 the department.  
5 What I plan to go over today, I would first like  
6 to -- We are asking and looking in to our list for 178  
7 different CIP projects for 2021. But I'll explain a lot of  
8 the differences that have happened over at Corrections over  
9 the last two years that does affect these capital improvement  
10 projects long term over the next ten-year period.  
11 When I first came in to the agency, which was two  
12 years ago, the mission of the agency actually changed  
13 drastically, which does affect these projects, and I'll  
14 explain why. The mission of the agency for the Department of  
15 Corrections at the time, which is going back two years now,  
16 is that we would watch, secure, and detain offenders that are  
17 assigned to Corrections by the Courts. While we have a  
18 mission like that, the only thing that Corrections is really  
19 doing is just housing offenders, making sure that they're  
20 safe and secure and we let them either out on parole or back  
21 out in to the community.  
22 We shifted that change to start reinvesting our  
23 efforts in to reentry. We started eliminating all  
24 evidence-based -- all regular programs and added

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1 evidence-based. For a little education, there's two  
2 different types of -- three different types of programs. You  
3 have evidence-based. Evidence-based programs are programs  
4 that have been used around the country over minimally a  
5 three-year period that have proven track records to reduce  
6 recidivism or return back in to the prison system by 33  
7 percent. So they're proven to work. Whether it's behavioral  
8 therapies or these different behavior or addiction services  
9 programs that they know will have at least a 33 percent  
10 impact. And I'll go and explain how that's important to  
11 those CIPs.

12 The next thing is that there's best practices.  
13 Best practice programs are programs that are offered to  
14 offenders around the country that have no evidence base to  
15 say that they can be reduced 33 percent but there's also no  
16 other programs for that specific behavior, whether it's -- it  
17 could be sex offender behavior. There's no evidence-based  
18 programs that would reduce -- evidence of reducing recidivism  
19 by 33 percent with sex offenders. So you find the best  
20 program out there that will reduce it somehow. So that's the  
21 second thing is the best practice programming.

22 The next one are just programs that I feel are  
23 have programs that haven't even been proven to reduce  
24 recidivism at all. They're basically just for security.

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1 has just started six months ago.

2 And it's very significant because a majority of  
3 the states around the country that were before us that did  
4 the justice reinvestment, actually some like Connecticut  
5 reduced their population by almost 48 percent based just on  
6 the sentencing commission being done. So that's a big deal  
7 for the state and we'll see where this goes. But I know if  
8 we -- if all the agencies and the courts that are involved in  
9 this justice reinvestment, we're going to start seeing a  
10 shift in our agency with the numbers of the populations  
11 coming in our front doors.

12 Another trend that we carefully watch that  
13 affects us as well is what's happening in the community  
14 jails. So when I looked at the largest jail system in the  
15 state, which is Clark County, I started looking at what  
16 population is coming in their doors that is going to affect  
17 the system. And the trend that has been happening over the  
18 last three years in Las Vegas was is you start seeing that  
19 less felony arrests are happening and being incarcerated in  
20 the jail system in Las Vegas. However, those crimes are  
21 worse. They're more violent crimes, even though there's  
22 less. If you look at the jail population, they are staying  
23 exactly the same, which means that there's more misdemeanor  
24 arrests that are keeping the population numbers the same.

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1 They keep inmates occupied. They keep their behaviors in a  
2 facility level because it gives them something to do other  
3 than just sitting around. So those are really the three  
4 types. And I'll tell you how it plays effect in here.

5 So what we ended up doing in the last two years  
6 is we reduced and eliminated 48 of the hundred programs  
7 around the State of Nevada that were not evidence-based or  
8 best practices and reduced them with all evidence-based.  
9 That's going to start thinking about the future of what's  
10 going to happen if these really do work that the rest of the  
11 country is saying with our population numbers.

12 The other thing that's happened around the state  
13 in the last two years, and one of them has just been in the  
14 last six months, is the state came up with the very first  
15 sentencing commission. Sentencing commission in the state is  
16 a big deal for the State of Nevada. It also entered in to  
17 what's called justice reinvestment. Grants that the federal  
18 government offered to Nevada to look at sentences and look at  
19 the ways of what type of populations are actually coming to  
20 prison and is it really justifiable to have them in prison or  
21 to put them in to community programming or community  
22 services. What's going to be the best outcome for the state  
23 with what's the right thing to do and what's going to reduce  
24 victimization in the future. That's happening today, which

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1 How that affects us is that we're getting less offenders in  
2 our front door from the courts because the only ones that I  
3 get are the sentenced felonies. So if the felony arrests are  
4 going down, then I start getting less.

5 The other thing that we started looking at with  
6 the change of our mission is what are we doing with community  
7 programming and how is that connected to reentry in the  
8 prison system. So we developed a two area, north and south,  
9 reentry units that actually put offenders in to these reentry  
10 units to connect them with the communities, community  
11 programs, so that they have these tools when they get out to  
12 be more successful.

13 Now, when I first joined the agency, we literally  
14 only had two different community resource providers that were  
15 actually teamed up with Corrections so that we could get  
16 inmates to go back in to the community safer and get them  
17 programs. However, two times is not going to be able to  
18 accommodate the numbers that go out our door.

19 So we ended up started developing more  
20 relationships in the community and with the non-profits. We  
21 actually have over 50 now. That's going to play a huge  
22 impact on what's going to happen with the offenders when they  
23 go out our door. The more tools you provide someone to be  
24 successful, the less they actually get arrested, less that



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1 comes in to our front door. That's proven. And that's what  
2 we see has changed over the last two years.  
3 The other thing that has changed over the last  
4 years is more of a focus on Parole and Probation. Parole and  
5 Probation now just opened up one in October in Vegas and one  
6 in Reno in February, they're reporting centers. All of these  
7 things are going to play an impact on our CIP's because they  
8 are going to keep offenders more out in to the communities  
9 because it's going to start providing places for offenders to  
10 go that are on parole in one location, like a one-stop  
11 shopping. Education is going to be there. Addiction  
12 services will be there. Anger management programming, all  
13 the programming that any inmate will need on probation will  
14 be at least one location so that you can have more of control  
15 who gets there and if they can't get there, getting them  
16 rides to those locations. It will keep offenders out in the  
17 community. That's going to play an impact on my population.  
18 You'll see our numbers going down.  
19 So I just did a quick statement on our DOC,  
20 mission statement, and it's just that. It's refocusing on  
21 giving those offenders tools so they become more successful.  
22 And that's going to play a role in the community, like I  
23 said, reducing the victimization. And what that ultimately  
24 does is less inmates coming to our system in the future.

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1 In the presentation I just wanted to -- I'm going  
2 to give more of an overview of where we were, what we did  
3 with our population, what the contractors said were going to  
4 happen with our population and why that's actually different  
5 today than what the contractor says.  
6 I'll give a ten-year master plan of where -- it's  
7 really all based upon where our population is going to go,  
8 what I truly believe the department is going to need so  
9 they're not in a crisis situation with the offenders and why  
10 that's important.  
11 So if we start off with our population -- Go one  
12 more. When you look at this, this is the trends that I start  
13 looking at. This is a very simple one for our Corrections  
14 department. And if we look at what's happening with our  
15 population, when I mentioned all of those things that we  
16 started putting in place, we already started seeing a drop in  
17 our population, both male and female, started coming down.  
18 All of this together, it's what's happening in the community.  
19 What we're doing with our reentry. This is only going to  
20 continue on what I believe because it's going to offer those  
21 tools that are going to keep those offenders out.  
22 You will start seeing shifts in the future, which  
23 the JFA is a contract that the state did with a company  
24 several years ago to do an analysis of where our agency is

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1 going to be population wise in the next ten years.  
2 If you'll look at the bottom right, that's the  
3 ten-year production by JFA. What happened with that dip,  
4 where you see the angle going down, that's where I introduced  
5 the JFA, the changes that we're doing in the department, the  
6 changes in our mission, what's happening with reentry that  
7 actually shifted their belief on our population. So they  
8 dipped it coming down based upon the knowledge that I gave  
9 them. But they still don't have a full picture of the  
10 sentencing commission and really how big the community  
11 development piece has gone. So those numbers will actually  
12 come down even further if they look at our projections even  
13 more.  
14 Even though they still continue to see our  
15 projections going up by the JFA, a lot of that is population,  
16 and the communities are going to go up and it's just  
17 basically mimicking the percentage that the residents and the  
18 populations in the communities will go up based upon how many  
19 arrests they'll project with more population in the  
20 community.  
21 But, like I said, if you look at our current  
22 population with the female, male, it continues to go down,  
23 which is a great thing.  
24 And another thing that I want to mention when you

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1 look at these numbers, this includes -- We have 200 offenders  
2 that are in Phoenix, Arizona right now based upon last year  
3 when we had too many inmates on overflow status, which I'll  
4 get in to, that are being housed down in Phoenix, Arizona.  
5 And we plan to start bringing them back in the near future,  
6 at least minimally a hundred when we get one of our old CIP  
7 projects back on line. But all the numbers that I show here  
8 includes those 200. So it's not like I didn't take in to  
9 account. Those are included in these male populations.  
10 So the next slide would be admissions and  
11 releases, which will explain to you that this is obvious but  
12 I just want to tell you what we look at. More admissions,  
13 less releases means that our population goes up. If you can  
14 look at what's been happening, what I look at over the last  
15 year and a half, the intakes have actually started  
16 overwriting -- underwriting the releases or releases have  
17 been getting better and there's a couple reasons for this  
18 that's going to actually change again down the road.  
19 Department of Corrections' biggest concern we had  
20 a couple of years ago is that we do not get enough offenders  
21 that qualify for parole actually out on parole because  
22 they're not qualifying. And they're not qualifying because  
23 they can't find a good enough plan for those offenders to go  
24 in front of the board and get approved. What we did

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1 differently that just started four or five months ago is we  
2 added -- we got approval through the governor's office and  
3 legislature to add in seven positions from Parole and  
4 Probation to actually have a staff member from Parole working  
5 in our major facilities that coordinates the release plans  
6 for those offenders.

7 Before they got there, it was the inmate had to  
8 produce their own plan. And 99 percent of the inmates have  
9 no idea what they can do out in the community to come up with  
10 an appropriate plan, which is a reason why you see less  
11 offenders that do qualify for parole actually being released  
12 and getting approved. This is going to play another factor  
13 because now you'll start seeing our parole releases for  
14 approvals going up.

15 This next trend is kind of what I was mentioning.  
16 The top line, the yellow one, is what's coming from the jail  
17 system. When you look at trends over the last five years,  
18 there's two -- it's kind of -- I don't know if I can really  
19 explain it. This is in Clark County. But when you look at  
20 the largest number of intakes, it's consistent over a  
21 five-year period. Usually April and July the intakes go up.  
22 I don't know why that is. But it shows it exactly the same  
23 over a five-year period. April, July, for some reason we get  
24 more inmates coming in to our doors from the courts. And I

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1 being released. Those numbers will change. But this is a  
2 drastic part of what we're concentrating on because this is  
3 going to control a lot of our inmate population.

4 And just a -- I'll speak as if you don't know.

5 But why this is important on the parole releases, the most  
6 dangerous thing you can actually do for an offender is let an  
7 offender go out without any supervision, without anything  
8 over their heads, with having to provide community services  
9 and programming. Because what happens is now we have control  
10 over them if they go out on parole. If they don't go out on  
11 parole, there's nothing over their heads and we can't get  
12 them in to certain programs because they're not considered a  
13 parolee. That's going to help with reducing recidivism. And  
14 that's another thing that I started to mention. More of  
15 these offenders going out on parole rather than having the  
16 sentences will actually reduce our intake down the road as  
17 well because the services will be offered through the  
18 community services.

19 The next thing that I'm looking at is the overdue  
20 list. What that means is these are offenders. I wish we  
21 went back further on this page. But what this is is these  
22 are inmates that are eligible for parole that could go out on  
23 parole but they either don't have a plan or they're homeless  
24 and they can't get any locations for them to be released to.

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1 don't know if that's based upon the courts catching up  
2 because of holidays seasons and more sentencings happening,  
3 but it's consistent. So it's not unusual that you see this  
4 yellow line going up at the end over the years, which is just  
5 unfortunately in July it goes up. But it comes back down.

6 Probation has changed what they've been doing  
7 with the community services, which you start seeing probation  
8 numbers are going to go down. That's the middle one. The  
9 only one that I said now that they started enacting these  
10 daily reporting centers, that bottom line will start coming  
11 down eventually too because of the new things that the  
12 centers of Parole and Probation have on board that they can  
13 offer to the inmates to make them successful.

14 All three of these, from what I'm looking at from  
15 the trends, are going to all three come down. That means our  
16 admissions are going to be less than our releases going out  
17 our door. And this is coming up over the next five years.

18 The one thing that we looked at when we look at  
19 this next screen, July, this is only unusual because we  
20 changed the board director and we had very few parole board  
21 hearings in July because of vacation times that everybody  
22 scheduled at the same time. So those numbers were actually  
23 almost minimally doubled in the months of August and  
24 September. And these are parole approvals from the board

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1 If you go back one year earlier, which isn't on  
2 here, they were up to 500 inmates on this list. Those are  
3 500 inmates in our population that did not need to be there  
4 or that should not have been there based upon there could  
5 have been better alternatives out in the community for them,  
6 which in the long term would have been better for reducing  
7 victimization down the road. Those numbers are down below  
8 250 today, which is a big number. We're going to get them  
9 down even more.

10 And the reason why those numbers are coming down  
11 is because of those seven parole staff members that we hired  
12 to work in these facilities to coordinate these plans and  
13 releases so we can get those down. And that's going to also  
14 bring our population down again.

15 The next thing, ten-year master plan. I mean,  
16 we're looking at the entire state. I'm sure you know, but  
17 I'll say it anyway for the public, there's 18 facilities  
18 around the state that we have to monitor and operate. The  
19 plans change on these, which I'm going to explain. When I  
20 first came in to the agency, when we were looking at the  
21 arrests that happened in Clark County, when you have less --  
22 less felony arrests that are more violent, less inmates in  
23 the future are going to qualify for minimum security beds.  
24 That's where things are looking like they're trending based

<p style="text-align: right;">Page 17</p> <p>1 upon the arrests that are happening in Clark County over the 2 two years minimally. 3 So what that means to us is you're going to start 4 seeing a shift in our minimum, medium, and maximum security 5 housing based upon what comes in our door. So if we get more 6 inmates coming in with more violent felonies down the road, 7 what's going to happen to our bed minimums? We're going to 8 start seeing what we're already feeling today. I have 9 approximately 180 empty beds at our minimum security camps 10 right now because I don't have inmates that qualify for those 11 beds. That shouldn't happen. It should be shifted around. 12 And when that starts happening, if that trend continues, 13 which I believe it will, you're going to start seeing more 14 and more beds that are available. So now we have to shift 15 our CIP requests and what we're doing with our prison 16 population and making possibly some of our, which we have 17 coming out, is making one of our minimum security camps in to 18 a medium by increasing the security perimeters, the gates, to 19 match the medium so that I can put offenders in there that 20 are higher --- they're a minimum but higher level. 21 And what I mean by that is right now we have 22 about 480 inmates that qualify for minimum, but I can't put 23 them in there because they have ICE detainees. ICE 24 detainees, meaning I have no idea what the detainee is. It</p>	<p style="text-align: right;">Page 19</p> <p>1 and I'll explain what those are and why it's important for 2 the state and where we're going with mental health and 3 medical. 4 The thing with us expanding any units inside our 5 rounds, which is a lot less expensive than building new 6 prisons, is the infrastructure. Infrastructure, a lot of 7 these places were not designed to add on additional housing 8 units. So we add on a housing unit, the infrastructure that 9 we have to add on could be almost the same cost as the 10 housing units that we built, what will actually be, which we 11 will go over, when you start adding on physical plant, you're 12 going to have to add on capacity, the infrastructure to be 13 able to handle the water and the waste, laundry, all of that 14 that we do in a prison system to be able to build just a 15 housing unit. 16 So if you look at the prison population, and the 17 numbers that I give you that are projected on these plans, 18 this is through JFA. JFA's numbers which are telling us, if 19 I took JFA to heart and they didn't know what we were doing 20 with the things that I mentioned to reduce our population, 21 those numbers would tell me that we need an additional 22 prison. Adding these units on is not going to be big enough, 23 that they actually will need minimally another 1500-bed 24 prison in the next ten years. I'm challenging that because I</p>
<p style="text-align: right;">Page 18</p> <p>1 could be anywhere from warrants that are involving larger 2 federal crimes or even murder cases even in other countries 3 that our court is holding. I have no idea what they are. 4 They don't tell us what they are. They just say you have an 5 ICE detainee. ICE detainee could be even at a minimum they 6 just want to interview the person and find out about one of 7 their family members. That's a detainee as well. 8 So I have no idea what these detainees could be. 9 But, in my end to be safe, I'm not going to put anyone with 10 an ICE detainee in a minimum security camp even though 11 they're minimum security inmates because the potential of 12 risk is too high to the community. So that's why you start 13 seeing we have minimum security inmates but we can't put them 14 in minimum security beds. But I could if I started 15 increasing the security of the perimeter of those minimum 16 camps to be higher level so I wouldn't be concerned about the 17 community and open those beds up. So it's kind of a quick 18 layout of what I'm talking about with that. 19 So the biggest project we're looking at is to 20 help with the futures. This is two housing units. The 21 biggest thing is that we're looking at building two 22 additional housing units in Southern Desert, which I'll 23 explain a little bit about and what it means and then some 24 future planning for additional dormitories in northern Nevada</p>	<p style="text-align: right;">Page 20</p> <p>1 don't think that's feasible. I don't think we need it. I 2 don't think it's necessary. If we continue to invest, which 3 the legislature is actually supporting Corrections, if we 4 invest in our front end, which is getting more community 5 services programming, and I'll explain that Northern Nevada 6 with providing better mental health services, minimal 7 services, things that we already have in place for technical 8 investments, which is electronic health records, all of this 9 is going to play a factor in the prison population and those 10 numbers are going to be a lot less than projected by JFA. 11 Another thing with electronic health records is 12 going to make a big difference with keeping offenders out in 13 the community. Because right now there is nothing 14 electronically mental health wise right now in the 15 department. When we treat, we have a large number, we're 16 talking probably four or 5,000 inmates that are on either on 17 at one time or we monitor under psychotropic medications. 18 That plays a factor in their behavior. The change in the 19 electronic health records is actually going to monitor in 20 those medications and actually make an inmate more violent or 21 less violent. And that's going to be transferred in to the 22 community. Right now there's no consistency of Corrections 23 being able to even provide the community with those 24 assessments.</p>

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1 Corrections is the best place -- I'm sorry for  
2 talking about kind of philosophies here. But it all explains  
3 why I'm looking at this master plan a little different. When  
4 you talk about Corrections, we have the inmates in our visual  
5 and in our supervision, which the community cannot. So we  
6 have inmates, even on psychotropic medication, we can monitor  
7 that medication a lot closer because there's a lot of  
8 medications that actually make them more violent rather than  
9 do what the intention was, which was to make them less  
10 violent.

11 Real quick on mental health wise, there's  
12 something called the medical pharmaceutical formulary. And  
13 what a formulary is, is it dictates to the psychiatrist what  
14 psychotropic medication they can actually use for certain  
15 diagnosis. And the reason why that's on a formulary is  
16 because it's the cheaper meds, it's the meds that do work.  
17 However, what doesn't show on there is that a lot of those  
18 meds that are on the actual formulary have an adverse  
19 reaction on offenders and make them more violent.

20 The number one medication on a formulary for the  
21 things that we have the highest numbers, which is  
22 anti-social behaviors or anti-depressants is Prozac. Prozac  
23 is proven to work, works around the country. However, not  
24 many people know that 48 percent of the recipients it makes

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1 13,880 inmates this morning, which is still below what JFA  
2 projected. So I know how JFA got their numbers. I just know  
3 they didn't have all the information that I know that we're  
4 doing within the last two years and that we're changing in  
5 the future that are going to affect those numbers even  
6 stronger. So our capacity -- our projections will actually  
7 look better with our capacity down the road. All I'm showing  
8 here is what JFA is telling us because that's really the only  
9 thing that we have formal. But I know that those numbers are  
10 actually going to be less than JFA because we have a lot of  
11 these tools coming in to place.

12 The next thing that I wanted to show was this is  
13 what I consider as overflow. This is what overflow looks  
14 like. We do not in the department as of now because our  
15 numbers don't dictate it, we do not put inmates directly on  
16 the floor. A lot of states around the country don't even  
17 have beds to put offenders in. They use what's called boats.  
18 It's almost like portable beds that lay on the floor. We  
19 don't do that. We actually put inmates in physical beds.

20 The problem with putting inmates in physical beds  
21 is the locations. You have two different locations that we  
22 have room where we could put these beds. And I have not had  
23 to -- Before we sent the inmates out for Arizona, which is  
24 the reason it was coming close, you do not want to take away

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1 them more violent. So we take them off and we see the  
2 violence starting and we put them on something else on the  
3 formulary. We don't go off the formulary unless there's a  
4 reason to. What's concerning is if you don't have electronic  
5 health records what happens when that inmate is put back in  
6 the community. HHS and the similar mental health delivery  
7 systems have the same formulary. So what do they do? They  
8 put the person right back on Prozac or those medications that  
9 we know make them violent. They go back on them and then  
10 what happens? So they go back in to the community and more  
11 violence and so then they come back in to our system.

12 Those things are -- We have approval from the  
13 legislature for electronic health records that's going to  
14 play another role in making this mental health transition  
15 back in to the community a lot safer and further down the  
16 road so that they don't come back in to the prison system.

17 So all of those things are playing a factor again  
18 to our master plan numbers, which is going to change what JFA  
19 projected to us.

20 And JFA is our only, right now, is our only tool  
21 that we use for the legislature on projections because it  
22 really is the only formal projections that we have that was  
23 contracted out. So we still use those numbers. But even as  
24 of today, when I looked at our bed counts today, we had

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1 evidence-based programming space. And if I have rooms that  
2 are big enough to put beds in that they do evidence-based  
3 programming in and they actually do more of a worse problem  
4 down the road with our population. So right now I don't have  
5 beds, these kind of beds in program areas that are affecting  
6 evidence-based program and I have to keep watching that  
7 because if I'm telling you that it's going to reduce  
8 victimization in the community, our numbers. When I start  
9 putting beds, our numbers will go way up. When we start  
10 putting beds in those areas, it's going to start affecting  
11 the community. So that is not happening.

12 These areas that you see here are actually  
13 already gone. Our population numbers are going down where we  
14 did not need these areas of as of today. But this is what it  
15 will look like when our populations start rising. We have no  
16 locations to put them. And when we start doing these master  
17 plan locations, which is why I want to explain on Southern  
18 Desert why it's so important for the two housing units. We  
19 need to reduce these numbers so we're not affecting  
20 evidence-based programming.

21 And the other thing we got to look at when you  
22 start doing this is we don't want to affect court cases that  
23 are out against other states that it's called conditions of  
24 confinement. When you start adding beds and numbers, what

<p style="text-align: right;">Page 25</p> <p>1 are you doing with toilets, with showers, with out-of-cell 2 time, recreation. That starts affecting incarceration and 3 the conditions of confinement. Those are the lawsuits that 4 are happening around the country, which I'm trying to avoid, 5 which we are, and this plan will help us avoid down the road. 6 As I started mentioning with our Southern Desert 7 Correctional Center, our priority number one, this is adding 8 in two additional Nevada tees we call them. They're just 9 tee-shaped housing units. Each of these housing units 10 actually will increase about 252 beds, depending on how many 11 inmates we add on in to those units, which will give -- these 12 two tees will give us 500 additional bed spaces to help 13 reduce the overflow numbers that come down the road with 14 additional inmates coming in. 15 However, what I mentioned earlier is when you add 16 in units like this we have to start looking at infrastructure 17 as well. And that's what we're talking about with additional 18 plant space. We're talking about additional laundry space, 19 kitchens. All of this has to come in to a factor when you're 20 talking about two units, because 504 new residents actually 21 really does play an impact on physical plan. So the 22 infrastructure has to be added in, which is almost as high as 23 cost of adding in the two housing units. 24 And on this last one, number six on the bottom of</p>	<p style="text-align: right;">Page 27</p> <p>1 community does their piece and continues to do what they're 2 doing, we're going to have plenty of room to keep the 3 offenders to go in to the program space. I'm pretty 4 confident of that, as long as this comes to fruition. 5 The next one, which I kind of mentioned, was 6 Northern Nevada Correctional Center. This is going to help 7 us with our consolidation for medical and mental health. 8 Again, when I first came in the agency, the mental health 9 population was spread out throughout the state. However, all 10 of our resources were in two different areas, Carson City or 11 down in the Las Vegas area, but the inmates were spread out. 12 When you spread out inmates and put them in to 13 areas know go in and out of acute mental health care. It's 14 not an appropriate treatment of those offenders because 15 they're not going to get the stabilization and then they're 16 going to go back out in to the community. They could even go 17 out worse than they come in. They should not have to. Part 18 of my plan is to consolidate what we already started is all 19 the mental health to the Carson City area because we have all 20 of these different agencies like Renown that are helping us 21 to consolidate mental health staffing to one location so that 22 we can provide a maximum number of services to the offenders. 23 And when you look at this -- And, like I said, 24 this is my future plan for the agency to really consolidate</p>
<p style="text-align: right;">Page 26</p> <p>1 the page, I put about demolishing housing unit number eight. 2 That's still up in the air on what happens down the road with 3 re-evaluating the unit. We are currently in remodeling 4 stages of that building eight just to get us through another 5 five years. I think it's going to be a lot longer than that 6 as long as we look at the infrastructure of that unit. But 7 those beds, we're going to have all of those beds back on 8 line in about probably this time next year, which is 400 9 beds. 10 All of these things start playing a factor in 11 whether or not you need an additional prison. And in my 12 projections it's still in the back of our minds because JFA 13 is saying that we do. I don't think we do because of all the 14 things we're going to put in place. And if we do things 15 right and reinvest more in to our tools for the offenders, I 16 think we're going to see a reduction more down the road 17 especially with the sentencing commission and what they're 18 doing with sentencing tools. 19 So that one we're going to have to go a little 20 bit more in to. But that's a big priority of the agency so 21 that we do not go in to programs based on overflow and that 22 we can control our prison population numbers so that we can 23 bring the inmates back from Arizona. All of this will play a 24 factor. And I still believe on our projections if the</p>	<p style="text-align: right;">Page 28</p> <p>1 all the mental health to this location. 2 So what we're asking for in this priority number 3 two is really just for planning. It's just the planning 4 stages of it. So this isn't the building of it. And I'm not 5 sure -- I'm not sure that 5.7 million, that number would have 6 to come from our engineer at Public Works. But this is 7 really just the planning stages of this. Where will this be 8 and how much of a -- how much will this benefit the state by 9 doing this type of plan with the consolidation with these 10 units and what kind of factor that will have in reducing 11 recidivism down the road even more so that we could possibly 12 close other older units down the road. So that is just 13 really the planning stages for number two. 14 Some of the other ones which were higher than 15 last year's priority is one of them -- this facility is 16 Florence McClure Women's Correctional Center. This is the 17 only state facility, which is important that we house female 18 offenders. So if we run out of room at Florence McClure, I 19 can't move them anywhere else. So we're closely monitoring 20 our bed space at Florence McClure. The numbers are coming 21 down, which is consistent with what the community has been 22 doing with the female residents of the community as 23 alternatives to incarceration, offering more Parole and 24 Probation out in the community so that they can do more</p>

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1 community services out there. The female population is a lot  
2 easier to do it with than the male population because history  
3 shows the female population tends to be less violent and  
4 needs more attention care, which is medical care, health  
5 care, or any kind of a psychological or prenatal care  
6 services. So it's easier to offer services in the community  
7 for the female population to get them safer and consistent  
8 with our reentry, leaving them out in the community.

9 So our numbers with the female population are  
10 coming down and they have been coming down. But if they do  
11 go up, this is going to be an important plan because we'll  
12 have no where else to move the females, where the other  
13 facilities I can juggle them around and move overflow where I  
14 need to.

15 So the other one that we moved to which was in  
16 our top ten I believe in our last request is down at 45.  
17 This is Prison 8. If I'm wrong and JFA projections are  
18 accurate, this plan is going to be extremely important  
19 because we're going to be running out of bed space within the  
20 next five years and if that continues to go as JFA projected,  
21 this facility is going to be important to be able to house  
22 our offenders that are over our current numbers.

23 I'm not sure that this is necessary. I know we  
24 need to keep it on the plate just in case things change in

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1 lot more of how that can happen. And over the next two years  
2 I think you're going to see more of this community  
3 programming piece than I'm even explaining today. So I think  
4 it's going to play a bigger factor down the road.

5 I came from Connecticut. That was one of the  
6 original systems that started the justice reinvestment model  
7 and reentry and the community services. When I first left  
8 Connecticut and went to New York City, the prison population  
9 was over 20,000. Today it's exactly the same number as here  
10 today. They were able to close six major facilities, which  
11 is where I'm going with this. This is where we really need  
12 to go. And the crime rate actually went down. So when you  
13 look at the prison population going down and crime rate going  
14 down in the communities, that's a very successful tool of  
15 what they did in those states. It's not unique to  
16 Connecticut.

17 Really quick, another synopsis, which is the plan  
18 that we're going with with this state. If you take two  
19 states, New York state and Florida state, if you look at the  
20 residents in those states, New York 15 years ago was about  
21 one million residents more than Florida. However, the prison  
22 population were almost exactly the same. Florida had  
23 about -- This is stuff you can Google -- 62,000 offenders in  
24 Florida and 58,000 offenders in the prison system in New

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1 the community or we see such a rise in our number of  
2 residents, community residents, and where those residents are  
3 coming from and coming with problems in their hands or more  
4 additions in the future or there's more crime rates going up.  
5 And that all changes in the community. I'm leaving that on  
6 the table just because it's a possibility down the road. I  
7 don't think it's a big possibility. But I do believe we're  
8 going in the right direction with our -- all the people  
9 getting out and we're concluding with the legislature and the  
10 community and offering more community services to keep people  
11 in the community.

12 Just so you know, if you look at our entire  
13 prison population of almost 14,000, 88 percent of those  
14 population are getting out back in to the community within  
15 the next 15 years. So these are offenders that are going  
16 back out in to the community. And so that's why I think it's  
17 important to get those community services now, because no  
18 matter whether we keep them from coming in or whether they're  
19 in, they're still going back in to our communities. And if  
20 we do it right, that's going to play a factor in our prison  
21 population in the future to keep those numbers down, which is  
22 where I do believe things are going.

23 The rest of the country pretty much is going on  
24 board with that, as justice re-investments is going to show a

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1 York. New York reinvested in this plan that we're talking  
2 about with our community, our reentry, with mental health and  
3 medical services. Florida did the opposite. They started  
4 having a lot of problems. They took away a lot of these  
5 services that were offered to inmates. They eliminated  
6 programs because they used the money to increase safety and  
7 security.

8 Now, if you look at today, the prison population  
9 and the residents are pretty much the same. New York still  
10 has a bit more than Florida. Prison population in New York  
11 went down 10,000. They closed five major facilities. And  
12 all that money got reinvested to these community programs  
13 that I'm talking about.

14 If you look at Florida, their prison population  
15 doubled. They're over a hundred thousand. They had to build  
16 18 new facilities, which is why I think it's important in  
17 discussing this because I know our plan can get better down  
18 the road. It's not going to get us to the point where we're  
19 going to probably see several thousand. I don't think that's  
20 ever going to happen because in this state our resident  
21 population is going to increase a lot more than those states  
22 have over a few years just because of the economics that's  
23 happening in this state. But you'll see these things play in  
24 to effect on our capital improvement plans. That's why I

<p style="text-align: right;">Page 33</p> <p>1 believe that it may not be as necessary but still is possible 2 based upon JFA. 3 Another thing that I'll bring up on the next 4 couple slides talks about our camps. What our camps are is 5 we have a couple of different types of camps. Our camps are 6 only our minimum security beds. They have the offenders that 7 are going home in the near future or do go home and come 8 back. We have some offenders that are in even our release 9 centers like Casa Grande in Vegas and Reno Transitional 10 Center here that actually can leave during the day and go to 11 work and come back at night. As long as they come back, we 12 could set them up with a plan so that they can get stabilized 13 while we still have them in our custody with bank accounts, 14 get housing and jobs so that we can put them out there and 15 they will be more successful. We've proven that. 16 But, anyway, these camps here are minimum 17 security camps. And what these two camps on the next two 18 slides is that they are camps that we train offenders to 19 either fight forest fires, which we have over 250 out in 20 California today, they're fighting forest fires out there. 21 These are inmates that we trained to be firefighters and 22 paramedics and they're getting closer to their release. 23 They're not a security risk to the community. As far as I 24 know, since I've been here, we've never had one inmate leave</p>	<p style="text-align: right;">Page 35</p> <p>1 And ask any questions if you need to. I'm trying 2 to give you a lot of history and a lot of philosophy and 3 trying to absorb that. 4 CHAIRMAN CLUTTS: I'll jump in for a second. 5 You've been on a roll for about 50 minutes, so I'll give you 6 a little break. Are there any questions of the board? 7 Member Tiberti. 8 MEMBER TIBERTI: For the record Tito Tiberti. At 9 the indulgence of the board and the time and everybody, I 10 know this is probably not germane. But you have a shopping 11 center in Las Vegas for 45 years near the university at 12 Maryland Parkway. You've had a project on Dean Martin Drive 13 between the freeway and the Rio hotel for 25 years and we've 14 got another project similar. And the one for 45 years and 15 the one for 25 years up until the last three years we've had 16 very, very little problem of anything as far as problems. We 17 now have urination on our property in front of the tenants, 18 defecation, breaking windows, threatening secretaries and 19 people, lost tenants. And the sheriff department says, well, 20 a lot of them are on meth and there's nothing we can do about 21 it. And there's a wash right next to us and they just live 22 down there and the railroad track. 23 Now, something has changed. And I'm just 24 listening to what you're saying. I know that isn't the deal.</p>
<p style="text-align: right;">Page 34</p> <p>1 any of those fire crews. They go out and fight the forest 2 fires and come back. They keep those -- As long as we have 3 the right classification on these offenders in those areas, 4 it's a safe and less expensive way to house offenders. 5 However, like I said, those numbers are going to start 6 decreasing. Our numbers of minimum security beds are opening 7 and getting bigger. I have to start planning for that down 8 the road, increase security in some of these places so that 9 we can house higher level minimums in there safely without 10 the risk of the community being jeopardized. 11 But the cheapest way to do that that really works 12 for minimum with these dormitories, you add dormitory space. 13 It adds up numbers. It's the less expensive way to go. But 14 actually from a minimum it's completely appropriate and safe. 15 We have very little, if any, incidents that happen in those 16 type of housing as long as you have the right classification. 17 So that's why I was proposing that. When we 18 start adding some of the security to this, these dormitories 19 will be able to hold more offenders and less rate -- at a 20 less expensive rate than building other housing units or even 21 Prison 8, as I mentioned. So that's where these two come in 22 to effect. And we're looking at adding additional down the 23 road minimum security dormitories that will house the 24 offenders that are safer and less expensive.</p>	<p style="text-align: right;">Page 36</p> <p>1 But just take a second to tell me what's changed for us since 2 you're in this business. Thank you. 3 MR. DZURENDA: Thank you. James Dzurenda for the 4 record. So you have a few things. I mean, there is, when 5 you talk about the economy and you talk about homelessness 6 and you talk about mental health, there is a lot of factors 7 that go in to place of what you're talking about. But if 8 we're looking at the numbers that I get in that are those 9 populations, they're not the -- they're more of the town 10 nuisance. They're not the ones that are going out and 11 killing people and they're not the ones that are going out 12 and committing these huge felonies or violent felonies. 13 They're more of the nuisance that are causing vandalism and 14 they're causing, like I said, a nuisance to the community. 15 A lot of those offenders we've been tracking 16 they're not Nevada residents even. They're not even coming 17 from Nevada. Most of them we've been noticing they're coming 18 from the California lines. They're coming in to Nevada. 19 When we're looking at our population that we're releasing out 20 in to the community that we're holding at our homeless 21 population, which is another reason that's unique to the 22 state, 28 percent of them are not from the State of Nevada. 23 They have no addresses and they did not start here and they 24 just ended up here in the last couple years. And a lot of</p>



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1 them are coming from the California borders. And what I've  
2 noticed is that even when you've had change of sentencing in  
3 California to add, like, a three strike rule and then you get  
4 a life sentence, they could be minor charges or even the  
5 lower level felonies, three of them will get an inmate a life  
6 sentence. After two, what do they do? They come to Nevada  
7 to start all over and avoid the life sentence. We're getting  
8 a lot of them coming in. California in the last three years  
9 released over 30,000 offenders prematurely because of a court  
10 case. Where did those offenders go? A lot of them ended up  
11 in Nevada. So we're starting to see them coming in to or  
12 borders. They're coming in here because they feel that  
13 either the drugs are more frequent and are able to get,  
14 they're afraid of the law enforcement in California because  
15 they might get hit with the three strikes out. Whatever the  
16 reason is, I have no idea, but they're coming over the  
17 borders in to Nevada and I see that coming in to our system  
18 with the lower level felony arrests, which are the same ones  
19 you're talking about, the homeless population.

20 For the state and the city to start dealing with  
21 that, they have to do what I said and they have to start  
22 looking at those community resources. If you have offenders  
23 out here with no where to go, no jobs, no way of getting any  
24 type of financial income, they're going to go in to areas

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1 where we don't want them to be and it's going to hurt our  
2 businesses. They have to start investing in some community  
3 resources to keep them on the right medication for those that  
4 have it, the right addiction services to get them off their  
5 drugs, and get them in to these jobs so that they can  
6 self-sufficiently learn to live. But it's not happening. So  
7 you're starting to see more of it in places like you're  
8 talking about. What are they going to do? They cause  
9 destruction. And the community has to start looking at stuff  
10 like that. And they are.

11 I know they've got a -- I just had a meeting  
12 yesterday in Las Vegas. They are opening up community  
13 resource centers in the city and it's going to start  
14 addressing a lot of that. We have to do something before it  
15 becomes a crisis like you're saying. And I know that.

16 MEMBER TIBERTI: Thank you.

17 CHAIRMAN CLUTTS: Before we go on, I just want to  
18 commend you for the approach. I'm not sure how it's going to  
19 work. But the fact that we're looking at ideas other than  
20 continuing to build prisons is commendable. And so it's  
21 refreshing to see the different approach. Again, I don't  
22 know how this is going to play out. But I like it better  
23 than let's just use more money to build more prisons. And so  
24 before we move on to those other requests, I just wanted to

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1 say that. So thank you.

2 MR. WAGNER: Ralph Wagner for the record, Chief  
3 Engineer, Department of Corrections. We're moving in to the  
4 second phase of this presentation. The director did an  
5 excellent job explaining our process and I'll expand on that.

6 But we have focus on the first 80 in our priority  
7 system that I'll have outlined here. It's in your booklet.  
8 We have 178 total, but 35 of them are statewide projects that  
9 will be handled later today. That won't be discussed today.  
10 And so I think we've got about an hour left. If you can give  
11 me a ten-minute warning when I get close to it because I  
12 don't see a clock in this place.

13 Anyhow, having said that, some preliminaries  
14 here, the abbreviations. I'm not sure if you're familiar  
15 with them, but this is something you can go back to. That's  
16 what I use in discussing those slides. It facilitates the  
17 presentation. And so these are all of our 18 institutions,  
18 facilities. And here's the abbreviations for the personnel  
19 that are involved in this process, including the two  
20 departments.

21 I think we should spend a little time on our  
22 approach, how we got to the 143, the rankings, that type of  
23 thing. But it's eight steps. We start with the each  
24 facilities whether it's the ward, assistant ward, lieutenant,

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1 administrative services officer, facility supervisor, they  
2 get together and put their list together. They prioritize,  
3 discuss, and, of course, as you know, this is every two  
4 years. So they have a deadline, I think it's early this  
5 year, January, to get that done. They submit that to my  
6 office. And I take those new CIPs that they're requesting  
7 and merge them with the ones that were not funded. And  
8 that's my basis. And that's where we start. And my facility  
9 manager and myself got together. And using our vetting  
10 process concluded I think logically those institutions, the  
11 more maximum security, the higher versus the camps. The  
12 camps probably didn't get as much priority in our ranking  
13 system I think for obvious reasons. There's less numbers  
14 there and they're all minimum custody. So that played in to  
15 it. And, implicitly, we look at staff security. Excuse me.  
16 Staff safety, inmate security, infrastructure, and energy  
17 savings. And that was woven in to that decision making,  
18 along with costing.

19 So we came up with a ranking. We had 152 at that  
20 time. At that point the director and deputy directors looked  
21 at the list and reviewed it, edited it, and we went through a  
22 revision with that to get final rankings to state Public  
23 Works. There's a deadline on that in early April.

24 MR. PATRICK: Yes.



<p style="text-align: right;">Page 41</p> <p>1 MR. WAGNER: So at that point they reviewed, 2 evaluated, consolidated, and went through the detailed 3 costing. And that's what you're seeing in your expanded 4 detailed sheets for each one of these. And then that came 5 back to us, our core group. We reviewed, edited those, and 6 sent them back. And then lead ultimately to what you're 7 looking at, 143, to reflect some consolidation, a couple of 8 eliminations and basically a detailed costing. 9 So having said that, we'll move right in to a 10 summary of all of these. This first one through 80, which 11 we're expanding on, this is a summary of how they're broken 12 down based on those criteria. In our ranking system, you 13 know, infrastructure you almost can't help but get some 14 attention. But we tried to in this count that reflects the 15 count that's the primary. And then you see the total cost 16 for those 80 projects. 17 So the first one the director has hit on and I 18 don't need to expand on that much. But those first two do 19 reflect the bi-product of the ten-year master plan. And it's 20 a ten-year plan. It's fluid. It's -- I don't think we're 21 locked in. If conditions change, that will most likely 22 change, but for the short term. In my viewpoint that 23 regardless of where we are with projections, the need for 24 that first one is still pretty highly ranked. In fact, the</p>	<p style="text-align: right;">Page 43</p> <p>1 you can get in a situation where you lose your heating and 2 it's zero degrees or whatever it can be at Lovelock in the 3 winter, and then you've got a situation where you may have to 4 move inmates and possibly all of them. So add those right to 5 the top of our non-master plan list. 6 The next one is this is an ongoing issue with 7 cooling towers. I should point out though as we go through 8 this, that ID number won't mean much to you other than just 9 focus on if it's a 19,000 series it's a new one. If it's the 10 7,000 series, those are CIPs from two years ago. Yeah. 11 So anyhow, these are the cooling towers and they 12 have been on -- As I say that, it sounds like it's new. That 13 problem hasn't been new. The cooling towers are like 14 everything else that functions. They have a finite life and 15 this life is near its end and it's a real issue because you 16 can't get the temperature that you need to -- for its 17 purpose. And so that got highly ranked. 18 The next one is up at Lovelock Correctional 19 Center. And I think we'll switch gears. So we have two of 20 the top five are at Lovelock. And this is all about power 21 interruptions. If you get the electrical situation under 22 control, it's, as I understand it, it's more from aging 23 process, that type of thing. 24 And as I go through that, I don't know that I'll</p>
<p style="text-align: right;">Page 42</p> <p>1 Department of Corrections put it number one. And so 2 subsequently downstream there it's just part of the phase 3 approach, as I understand. It makes sense to plan for the 4 next one if we're going to get this done in the ten-year 5 process. And that's, as we mentioned earlier, that's the 6 planning portion of that project to get that up and running. 7 So those are master plans. We'll hit on a few others. 8 You'll notice that when the director introduced them there 9 was a different ranking. One was 35. One was 48. You'll 10 see them pop up as we move through this. 11 The next one is the first non-master plan 12 project. This has gotten a lot of attention as of late. 13 Public Works is quite intimate with this. We had a three-way 14 conversation not too long ago and talk about that in detail. 15 But it's a systemic problem that there's leakage up there. 16 And whether it's rain water, it gets in these bail holes and 17 mixed with mud and for whatever reason they get a lot of 18 accumulation of chemical re-enactments and that's made the 19 piping problem systemic. And the fear is that we're in our 20 heating season coming up, like we were last year, and we had 21 emergency pipe leaks. There's only limited monies available 22 to repair those what we could, Band-Aids. 23 But the belief from both the people on the ground 24 at the facility and Public Works that this is possible that</p>	<p style="text-align: right;">Page 44</p> <p>1 hit on much. But you can see how we rank them with the 2 different rankings, A, B, and C is how we do it, for safety, 3 security, and structure, so that's qualitative. It's a 4 little course. Only three levels. But I think it gives you 5 some idea of what drives it. But those are just some of the 6 factors. And of course cost is another one. 7 Moving on to our next five out in Southern Desert 8 Correctional Center. We have this ongoing issue. In fact 9 it's come up with this first master plan that it's ongoing, 10 that expansion of the two housing -- with the two housing 11 units in Southern Desert. And part of that discussion is 12 rough numbers. We have 6,000 out there total in that 13 complex. And these three facilities including our staff and 14 our waste water situation is right at capacity. Our domestic 15 water looks like we go somewhere in the neighborhood of 16 10,000, so we're in pretty good shape there and we're working 17 to approve that. You'll see that later on in some of the 18 CIPs. But in waste water we're getting to the max and we 19 need to take action. 20 Up at Northern Nevada Correctional Center this is 21 not uncommon. You know, it seems like we have our share of 22 rolling problems. I'm sure other industries do too. And 23 whether it's the water, aging process, but it's a lot of work 24 being done at Northern Nevada and this will add to it to take</p>

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1 care of the infrastructure there as well.  
 2 High Desert State Prison. As you may know, we  
 3 cool during the summer months with evaporative coolers and  
 4 the notion there that they run inexpensively. But you still  
 5 have the media that you need to run that water through. It's  
 6 a simple process. You're just evaporating and changing  
 7 liquid water to gaseous water and then you get a cooling  
 8 effect from it. But the media that you run it through has a  
 9 finite life too. And that relates to the waste water  
 10 problem. What we're playing with is running, recycling  
 11 through that media more often. So once it leaves the media,  
 12 it's heading down in to those waste water ponds. And we use,  
 13 I believe, it's of the order of 400,000 gallons per day extra  
 14 to deal with evaporative coolers in our system at that  
 15 complex.  
 16 And so if we can reduce that or mitigate that,  
 17 that would help us out in our waste water situation too. But  
 18 regardless, we have -- we're at near capacity with waste  
 19 water. But that plays in to it and it's a big number, bigger  
 20 than you might initially expect, for water usage with  
 21 evaporative coolers is just part of the comp.  
 22 At Ely State Prison, our boiler is 30 years old.  
 23 So that's somewhat self-explanatory why those are degraded.  
 24 And, of course, that's a key element to our heating season

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1 over there at Ely. Not as costly and maybe not as urgent.  
 2 But still it's a problem.  
 3 Again at Ely, security controls and software for  
 4 HU. I think you understand by now that is the abbreviation  
 5 for housing units.  
 6 MR. PATRICK: Excuse me, Chairman. Ward Patrick.  
 7 I would like to ask a question regarding item number 11.  
 8 We've got that listed as planning project. This is the --  
 9 Excuse me. 12 being the Ely State Prison, replace domestic  
 10 and heating hot water piping. And so I just wanted to -- You  
 11 expressed that the priority is not as urgent, say, as the  
 12 work at Lovelock where we've got the heating water issues.  
 13 And so I just want to clarify that we think that this is the  
 14 right way to go. Because if this is a planning project, we  
 15 would then get funding in July of 2019 to do this design  
 16 work. And then would be a candidate for two years from now  
 17 to be heard for a construction project. So doing planning  
 18 now only, likely this fix would not be in place, the fix  
 19 would not be completed until, say, five years from now. And  
 20 so that's the plan that this work would be on if this project  
 21 were approved for advanced plan. So I just want to make sure  
 22 it's clear for everybody.  
 23 CHAIRMAN CLUTTS: Thank you, Mr. Patrick.  
 24 MR. WAGNER: Thank you. Ralph Wagner for the

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1 that's coming up.  
 2 Three Lakes Valley Conservation Camp, this is  
 3 what the director was talking about. He wants to reshuffle  
 4 the deck and he can do it if we can increase the security at  
 5 that facility so he can get a different level of minimum  
 6 custody in there and I think you said it was 180 beds.  
 7 MR. DZURENDA: Most of them are there.  
 8 MR. WAGNER: So it makes sense to do that type of  
 9 upgrade with the fencing that will get us in to that level.  
 10 And I think some of them are ICE-related, like I think the  
 11 director mentioned that. You can't just put them in there  
 12 with the security beds that are there now.  
 13 Okay. High Desert. Evaporative cooling medium,  
 14 I just talked about that. Same thing. It has a finite life  
 15 and we're near the end of it, those first eight units.  
 16 Ely, the next one, number 12, this is a real  
 17 issue. I was up there last month and today with your  
 18 labor -- Well, it's a ceiling this tall. The piping is up  
 19 there. So it's not an easy fix. You're not going to do it  
 20 before breakfast or anything. And so you have to go up  
 21 there. It's -- You have to get the scaffolding and get  
 22 access to it, as I understand it. And it's -- We're somewhat  
 23 like what's happening at Lovelock. We're getting early  
 24 indication of major problems. And this is another situation

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1 record. Moving on, number 14, security cameras, work  
 2 stations. It appears to me that we're turning more towards  
 3 cameras on our towers. Director, is that accurate? And it's  
 4 just a better technology, better use of our resources whether  
 5 it's labor or materials. So you're seeing more and more of  
 6 that for our request.  
 7 Up at Northern Nevada, HVAC systems in different  
 8 structures, they needed to be upgraded. Again, that's just  
 9 on going aging process.  
 10 Moving along, number 16, both High Desert and  
 11 Southern Desert. This is director's initiative. It's to  
 12 improve staff safety and provide better inmate security. And  
 13 when they're out there together, this will give the staff  
 14 isolation and reduce their likelihood of having  
 15 confrontations with the inmates. And so that's what's being  
 16 done at that project.  
 17 Number 17, High Desert. The infirmary is being  
 18 upgraded, showers, the whole thing, suicide watch. That, as  
 19 you know, is our largest facility and gets a lot of our  
 20 attention. And that is reflected in these prioritizations.  
 21 At Florence McClure Women's Correctional Center  
 22 we want to put in food cuff ports to better control for  
 23 better inmate security of the inmates.  
 24 Again, at Southern Desert, this is another camera

<p style="text-align: right;">Page 49</p> <p>1 project that triggers the corresponding software and hardware 2 that's needed. 3 The next one is Ely Correctional Center. And 4 having gone through these is not uncommon to have troubles 5 with the bathroom. It's obvious. They get a lot of use 6 every day by a lot of people. And whether it's mold or 7 breakdown or just abuse, we see a need to renovate the 8 restrooms throughout our facilities. 9 Next one, 21, Ely State Prison, HVAC system for 10 building nine. Again, those are -- I feel like I'm being 11 redundant, but that's the nature of most of these requests 12 from here forward. 13 Northern Nevada, emergency generator. That's 14 important. And we have that capability. It needs to be 15 installed. 16 Three Lakes is another camp that we talked about 17 with cameras and other ancillary equipment there to beef up 18 that security and of course reduce the need for towers, guard 19 towers. 20 Northern Nevada gets more attention, rightfully 21 so, with electrical upgrades of their distribution. 22 Casa Grande, this is their first one. It's a 23 surveillance system. And it needs to be updated. And 24 incidentally another transitional housing, I think we have</p>	<p style="text-align: right;">Page 51</p> <p>1 where we have more controls and doing a proactive approach to 2 doing these systems. We're working at equalizing the work 3 load that comes out of door controls. So we would consider 4 it kind of a normal work plan. If we've got, say, 50 housing 5 units and therefore the systems may have a life span of 6 approximately 15 years, 16 years, we want to make sure we're 7 doing three of these housing units every year or six every 8 session, which would allow for an even flow of work and keep 9 the systems in their life span so they don't go beyond their 10 normal expected life. And so we've been working in that area 11 in the door controls area, in the roofing area. And now 12 we're just continuing to expand our grasp of how we can be 13 more proactive. And this is another example we see is one of 14 the highest risk areas. And just for your information, the 15 term proactive CIP will hopefully that's the normal business 16 instead of what we're introducing at different times. Thank 17 you. 18 MR. DZURENDA: James Dzurenda for the record. 19 Just for a little education on door controls and motors and 20 stuff for moving gates. When these buildings were built, 21 those companies that made those motors, those controls, no 22 longer existed, so when they go down we're in more of a 23 crisis that we can't just buy a part to replace a part. It's 24 almost developing something from scratch or trying to make</p>
<p style="text-align: right;">Page 50</p> <p>1 one of the best camera systems. It's one of the newer ones. 2 That's why that is. It's kept up with technology. And Casa 3 Grande is proposing to do that as well. 4 High Desert, replace the -- basically the heating 5 and cooling system, and, of course, piping needs to be 6 upgraded or replaced. 7 At the Jean Correctional Center we need propane 8 heaters for the bulk of their buildings, smaller facility, 9 but again those have a finite life. 10 Northern Nevada. 11 MR. PATRICK: Excuse me, Mr. Chairman. Sorry, 12 Ralph. Ward Patrick for the record. We're working towards 13 an effort of more of a proactive CIP effort. That's probably 14 been discussed with the board previously. And so we're going 15 back to this project number 26, advanced planning central 16 plant renovation at High Desert State Prison. So this is a 17 project that Public Works initiated. The facility is 18 basically 20 years old and it's 900,000 square feet and 19 contains 4,000 of the 12,000 inmates. So you can see where 20 there's a risk if the central plant system is not working 21 appropriately. And so we're working towards establishing the 22 life of various equipment and doing this effort more across 23 the board. You know, we're working hard in the door controls 24 area for Corrections to keep an inventory of all the areas</p>	<p style="text-align: right;">Page 52</p> <p>1 something temporarily work. So these things are important 2 just to replace those systems with ones that we can fix. I 3 just want to bring that to the attention. 4 MR. WAGNER: Ralph Wagner for the record. Just 5 to expand on Administrator Patrick's comments. So, once 6 again, thank him for updating on that. But it brings up a 7 bigger point, which I think is a common thread for this 8 presentation. In our vetting process, as I mentioned, we are 9 intertwined with Public Works so much and so with a lot of 10 back and forth and that's good back and forth and I think it 11 helps refine our initial notions of what is needed and where 12 it's needed, how it's needed, that type of thing. So I'm 13 appreciative of that interaction that we do have with Public 14 Works on this process. 15 Okay. Moving along, I think we're in to the 28th 16 one. Oh, yeah, that's the third facility with higher custody 17 level. And that's another initiative. The same initiative 18 the director had to ensure better security for the -- safety 19 for the staff and security of the inmates. It's a minor 20 investment for that type of improvement. 21 High Desert, again, showers. And it's not 22 uncommon if you want industrial strength life, longevity, 23 stainless steel is usually lifecycle cost. That's a good 24 investment. Because many of the other materials are</p>

<p style="text-align: right;">Page 53</p> <p>1 short-lived. 2 Down at Jean, domestic water line makes number 3 30. I won't spend much time on that. 4 Moving along, Northern Nevada again, windows and 5 walls. It's our lock-down facility, so we want to seal and 6 insulate those better. 7 Up at Humboldt, again, the shower issue. As I 8 mentioned -- 9 CHAIRMAN CLUTTS: Excuse me, Mr. Wagner. Just a 10 quick question. With respect to priority number 30, is Jean 11 still open or is it closed? 12 MR. DZURENDA: James Dzurenda for the record. So 13 in Jean there's two facilities down there. Jean is actually 14 the camp that we run that does the women's firefighters. So 15 that is open. We have -- I think we have about 200 female 16 offenders in that location. There is a facility next to it 17 that was a larger facility of the Southern Nevada 18 Correctional Center which has been closed down for some time 19 now. 20 CHAIRMAN CLUTTS: Thank you. 21 MR. WAGNER: Ralph Wagner for the record. We hit 22 on 31. 23 Now, 32, like I said previously, it's not 24 uncommon for camps to have shower issues.</p>	<p style="text-align: right;">Page 55</p> <p>1 entered. It was entered originally at the total cost and it 2 made more sense for these major products that are down the 3 line for ten years to do the planning first. And so that 4 costing should reflect the planning and administrative. I'm 5 guessing two or three million type number. I'm not sure. So 6 that ballpark. This number here is the cost to build the 7 entire facility. So just a clarification. 8 Moving on, 37. This is a medium long term master 9 planning for the expansion of the core services. More 10 planning. And you see that in several of our CIPs. 11 Warm Springs, HVAC situation for different 12 structures that require replacement. 13 Up at Lovelock, again, the air handlers up there 14 and terminals, controls, and what is it, three structures is 15 needed. 16 I mentioned earlier about Southern Desert where 17 we're near max at waste water capability, treatment 18 capability. What this one is is about our domestic water. 19 And we have six wells and we have it set up to where it right 20 now is going to ensure that our critical tank if it would 21 grow and leak at the bottom we would be in tough shape, so 22 we're correcting that. And this product will provide 23 redundancy in that system to better ensure that we always 24 have a steady stream of domestic water.</p>
<p style="text-align: right;">Page 54</p> <p>1 Casa Grande. Rooftops are short cycle, I believe 2 is the bigger problem. They're not functioning up to proper 3 standards. And we're requesting replacement of those HVAC 4 units. 5 At Ely this is an ongoing issue. This is unique 6 I think to most of the residents. Again, that reflects good 7 work and I think Public Works does and rarely do we have an 8 issue with a finished product. But this one is one that it 9 appears poor workmanship and we pursued that. It looks like 10 the construction company that did it merged with a much 11 bigger company and they're difficult to come back to there -- 12 adhere to the warranty and correct it. We've got a wavy 13 floor. They didn't use the right instrumentation. So we 14 have small undulations. If you ever play golf on a green, 15 it's kinds of what this floor is. So it's a slipping and 16 tripping hazard because it's always damp in certain areas. 17 We get mold. And Health Services has been there. Anyhow, 18 that ranks number 34. 19 Up at Women's Florence McClure. They've been 20 looking at this for some time. A 25,000 square foot 21 warehouse with refrigeration and maintenance that we have the 22 space for it. And that would help them much. 23 Here is one of those master plan projects. And I 24 would just note there's been a little typo when it was</p>	<p style="text-align: right;">Page 56</p> <p>1 Steel trap. You may remember before I was here, 2 two years ago we were here with renovations of the firing 3 ranges -- 4 (The court reporter interrupts) 5 MR. WAGNER: So those are our top priorities to 6 renovate and they didn't have them. But what I'd like to 7 see, what I think makes maybe it more sellable, more doable 8 for this price range without the full renovation, if you 9 install these steel traps, you're basically shooting lead 10 pellets and you recover all of them. And so it's an easy 11 clean-up and remediation issue. And so that's the key 12 compound of the whole renovation. So that's what that's all 13 about. So I wanted to spend a little more time on that. The 14 steel trap to me makes more sense for the short term and 15 total renovation of those firing ranges. 16 Okay. Lovelock, more cameras, monitoring 17 equipment. You've seen that before. And talk about why that 18 is. 19 Southern Desert, lots of water-saving devices. 20 And this is worth talking about. We have a system that was 21 installed up at Ely to reduce the waste of water. Again, I 22 understand it's not uncommon inmates some of them have -- 23 they all have a fair amount of time in their cells. And it's 24 not uncommon for them to keep flushing the toilet or using</p>

<p style="text-align: right;">Page 57</p> <p>1 the sink or showers also but maybe less so. They're more 2 monitored. But these devices will limit that use to whatever 3 you set it at, maybe twice every 15 minutes. And we're 4 seeing tremendous savings in water usage. The order, again 5 will say 50 and I'll say maybe 60 to 70. But it's a monster 6 number savings. Of course, you're robbing from Peter to pay 7 Paul here because these things aren't free. They cost 8 something. But it appears they're a much better investment. 9 And our having to build more waste water facilities and are 10 handling more water and piping, more leaks, whatever. So 11 this is a newer technology. And this one entity that we're 12 working with seem to have a very reliable system. And so 13 we'd like to see those throughout our system eventually. 14 This is another expansion. And even on that expansion, that 15 number one master plan, that's a request to ensure that those 16 are built in as part of our regular design, just our mindset. 17 So the next one also is worth expanding the 18 discussion on. LED's are the technology. You're probably 19 quite familiar with them. They're brighter, cheaper, last 20 longer, to the tune of twice as bright. They may last four 21 times longer. They're directional. They go a long ways 22 towards making the night seem like day and for not as much 23 money. And so, again, that one I would like to see our 24 facilities all go LED as soon as we can, especially if they</p>	<p style="text-align: right;">Page 59</p> <p>1 in on or about April of, in this case, 2018. And then there 2 will be another update for the governor's recommendation that 3 will come in October, November of 2018. And then there will 4 be a third one coming in during the legislative session. So 5 there will be this update of this projection. So it's kind 6 of a process that happens that enables the agencies to do 7 recommendations or capital planning, operational planning, 8 the governor's office to do their planning and budget request 9 to the legislature. And then the legislature for final 10 approval. So that whole system is a little bit of a process. 11 And, as Ralph mentioned, we interact at all of those stages 12 to ensure the construction thinking regarding cost and 13 schedule are included in the -- in what finally gets -- which 14 may change during the governor's recommendation or the 15 legislative approval. Thank you. 16 MR. WAGNER: Ralph Wagner for the record. Next 17 up, number 46, again, showers at the correctional center with 18 cuff ports. 19 Moving on, the macerators, this is at the 20 women's. That's to -- That's another common problem across 21 the board. Prisoners don't have trash cans in their cells 22 for obvious reasons and they tend to use the toilets at their 23 trash can and you get all kinds of organics and whatever 24 coming through there. And this will help mitigate that. And</p>
<p style="text-align: right;">Page 58</p> <p>1 wear out, that's what we will do. But to the extent that 2 this is a camp and we have them at Southern Desert. And I 3 don't know how many of you have driven by there at night. I 4 have not. But apparently at Southern Desert Facility on the 5 lower part of the complex is much brighter than that at High 6 Desert because they have the LED and High Desert doesn't. So 7 it's graphic, as I understand, and it's just like the 8 water-saving device. In terms of energy savings it's a real 9 plus. 10 Having said that, I see I gave it a B for the 11 water savings control. That actually should be an A, if I 12 could redo that again. 13 But, okay, the next one is another one of those 14 six master plan projects. This is to build Prison 8. I 15 think you are somewhat familiar, quite familiar with that 16 project. This, again, would be a planning effort. 17 MR. PATRICK: Excuse me, Mr. Chairman. Ward 18 Patrick. To give -- To give Ralph a little break and maybe 19 get a drink, I would interject a little bit of information 20 about what was discussed as the JFA projections or the 21 overall master planning process. 22 The state has been in contract with JFA for over 23 a decade. And JFA provides these projections to enable 24 agency recommendation. So there's the projection that comes</p>	<p style="text-align: right;">Page 60</p> <p>1 you'll see that show up two or three times in these CIP's. 2 More window replacement on the next one. Shower 3 stalls at Pioche. Again, it's on that same theme. 4 And at Lovelock. There's the high-mast and 5 interior lighting, which I can't overemphasize. It's a very 6 good investment for both energy savings and security. The 7 technology is there and we should take advantage of it and it 8 will overall save us on energy usage. 9 Okay. I think we got about 30 minutes left. So 10 I don't know if there will be questions or not. But I assume 11 if there are questions you can ask them during or whatever. 12 But I can speed this up too. And I wouldn't mind getting 13 through these first 80 because they're more formal than the 14 next 63 we don't have to spend much time on. 15 CHAIRMAN CLUTTS: We're keeping notes. So just 16 go ahead and go through them all and then we'll leave about 17 ten minutes at the end for questions. Thank you. 18 MR. WAGNER: Ralph Wagner for the record. 51, 19 industrial dishwashers. Again, aging process. 20 Down in Jean, renovate the HVAC system and the 21 kitchen equipment. 22 The next one is one we had -- When we were doing 23 these early this spring we had a notion of taking over the 24 National Guard Armory, which has been delayed. But it was</p>

<p style="text-align: right;">Page 61</p> <p>1 sitting there and it looked like something we could use for 2 training, to expand our training. Maybe provide staff 3 housing, possibly retain our staff up there more. We have a 4 fair amount of turnover up there. But that project has been 5 put on hold internally. So at this time I think it's 6 essentially off the list. 7 Next one, Northern Nevada, exterior doors. 8 HVAC system at High Desert. Again, that's more 9 temperature control than the actual entire system. 10 MR. PATRICK: Excuse me, Mr. Chairman. Ward 11 Patrick. So I just want to make sure everybody is following 12 where we are. So we're talking about the renovating National 13 Guard, number 53. And that might be prioritized lower on the 14 list if it was to be reprioritized today. Is that where 15 you're going with that? 16 MR. WAGNER: Ralph Wagner for the record. I'm 17 going to have the director, deputy director, on this one. 18 MR. DZURENDA: Yeah. James Dzurenda for the 19 record. What this was all about, it was a housing area that 20 the National Guard used to utilize that's been vacant for 21 years for their staff. And up at Ely it's very difficult to 22 get staff to work there and keep them there. Our vacancy 23 rates are the highest out of any other facilities just 24 because of the remote locations. These are just areas that</p>	<p style="text-align: right;">Page 63</p> <p>1 business and going more digital, which makes, again, is more 2 consistent with the technology that's out there and is more 3 functional. And the bubble with housing unit eight is the 4 southern control station and it's loaded with -- loaded with 5 terminals and analog switches and whatever. And now it will 6 be reduced to a couple of screens and it will be much more 7 efficient. And they're having success with the costing seems 8 to be coming in less than anticipated. So we're able to use 9 the excess money elsewhere to do the same thing. 10 Okay. 58, evaporative coolers and air handlers 11 up there at Warm Springs need to be replaced. Also window 12 issues at several facilities, several structures. 13 Southern Desert, that's an expansion of the 14 existing administration building and house. 15 Number 60. We've got 20 more to go. And here is 16 an LED request for those five facilities. And I just talked 17 about why that is needed. I can't overemphasize enough the 18 importance of that. It's a good investment of our monies. 19 It saves us energy. It's longer lasting. And they take out 20 blind spots. As opposed to traditional lighting, you can 21 direct this to the -- any blind spots better. So that is of 22 much importance if we can ultimately get our major 23 facilities, which those are, lit up that way. 24 Warm Springs. Again, I talked about that</p>
<p style="text-align: right;">Page 62</p> <p>1 we believe that we would be able to if we utilized them will 2 be able to get more staff to actually work there or hired to 3 work there so that they could either live there and pay rent 4 or have a place so that we can hold staff over for two shifts 5 that actually live two hours away so that they don't have to 6 drive home, things like that. And we could also utilize a 7 training center there. We've gotten to different routes of 8 recruiting out in Wells and that area to try to get more 9 staff there. So we have seen some of our -- a decrease in 10 our vacancies that are for our positions there so that 11 we're -- if we continue and try to come up with more creative 12 ways to hire out that way this may be less necessary down the 13 road. But I want to leave it on the table for just an 14 anomaly based on how well the mining business goes up there 15 and the staff. 16 MR. WAGNER: Ralph Wagner for the record. Thank 17 you. Keep moving here. Number 56, evaporative coolers need 18 to be replaced in five housing units at the camp. 19 This next one is worth expanding some discussion 20 on. Cell doors and locks. We've seen that in many 21 locations. High Desert just went through that process, 22 replaced a lot of its doors and locks and renovating the unit 23 down in Southern Desert and putting in these new doors and 24 locks. And for starters we're getting out of the analog</p>	<p style="text-align: right;">Page 64</p> <p>1 macerator is similar, the whole complex is the head works but 2 the grinder to take care of those inorganics comes down the 3 pipeline from those flushings. 4 At Stewart, design or renovate the culinary. 5 And then we have an armory in need at Southern 6 Desert that would satisfy that. And then at Stewart is 7 another plan development. This is a planning effort for two 8 buildings. 9 Okay. 66, Culinary HVAC system needs to be 10 replaced at Northern Nevada. 11 High Desert, we have seven boilers that need to 12 be upgraded. 13 Lovelock, again, stainless steel showers. We 14 talked about that and the need for those and how well they 15 wear and tear or do not wear and tear. 16 Northern Nevada, again, that's renovate fire 17 ranges. That is the corollary to the steel traps. And 18 that's why it's ranked lower. Because I'd like to see that 19 money spent initially on the steel traps. Of course, 20 renovate if we can do that too. 21 Florence McClure, we have overhead plumbing and 22 domestic water problems. Similar to what Ely is going 23 through, I believe, but maybe not as pervasive or severe. 24 71, 9400 square foot administration building to</p>

<p style="text-align: right;">Page 65</p> <p>1 be built along with an armory and locksmith. 2 72, interior needs to be sealed in all the 3 buildings. 4 73, renovate the plumbing and laundry room. 5 74 is another planning effort to renovate both 6 the domestic water and sanitary sewers. 7 Up at Ely, upgrade the recreational area of 8 fencing. We talked about that before. We have a lot of, 9 because it is a maximum custody facility, there are a lot of 10 provisions in place so that didn't get as high in ranking as 11 the other facilities that don't have quite the security that 12 Ely has. 13 Warm Springs, guard tower. Now, we were saying 14 we're getting rid of guard towers. But this one is needed 15 because we closed, as you're aware of, and that guard tower 16 was at NSP was there to watch both facilities. And so now 17 it's not being manned and so we have a void at Warm Springs. 18 Carlin, I think this is the only one for Carlin 19 that we've seen so far. They want an emergency generator. 20 Lovelock, water tank bypass and water meter needs 21 to be installed. 22 Northern Nevada, again, this is that lock and key 23 system that we're talking about that we feel like we've got a 24 good system that's working and proven elsewhere and seems to</p>	<p style="text-align: right;">Page 67</p> <p>1 that or I can send the staff to other places to help with the 2 overtime. 3 But the big thing was that at Three Lakes is what 4 I wanted to concentrate on with the additional security 5 because that also has the closest proximity to the medical 6 departments that are needed if there's an emergency. So I 7 can put not only higher level minimums there but also those 8 that have medical/mental health borderline issues that are 9 minimum, I can put them there. Because if I put them out in 10 to the further frontier and urban areas, it's further away 11 from medical services. So that's why I concentrated on Three 12 Lakes. It does have the most amount of medical services if 13 necessary and it's closest proximity to a higher level 14 facility. And I can actually join those so that we don't 15 even have to -- if we have to move an inmate from one camp 16 Three Lakes over to Southern Desert, I don't even have to 17 take them out of the facility. I can walk them over to a 18 higher level facility if I have to. So it just makes more 19 sense that the concentration there and build up the bed space 20 and fill them up. 21 MR. PATRICK: Mr. Chairman, Ward Patrick for the 22 record. I believe that's priority ten where the project is 23 weatherizing in the top and bottom of each security fence and 24 convert existing gate in to a saddle port. So the project</p>
<p style="text-align: right;">Page 66</p> <p>1 be more attractive economically than we originally thought. 2 And Southern Desert, same thing on that water 3 control issue. It makes sense to provide that to the 4 facilities and save water and reduce our capacity waste water 5 system. 6 Okay. So now we're in to our final 63 and I have 7 five minutes. One mustn't -- 8 CHAIRMAN CLUTTS: I would just like to open it up 9 for questions on the first 80 if we could for a moment. 10 Director, if you could, can you, or Mr. Wagner, remind me or 11 remind the board of there were two or three particular 12 requests that would allow you to utilize those beds that you 13 talked about and provide the necessary security. Can you 14 remind us which ones those are that would allow you to free 15 up those beds at those minimum security areas? 16 MR. DZURENDA: Mr. Chairman, James Dzurenda for 17 the record. So the beds that minimally was Three Lakes, 18 Three Lakes beds are where most of our bed vacancies are. 19 And I can shift inmates, just so you know. Just because 20 there's empty beds at Three Lakes doesn't mean I can't shift 21 inmates from the other camps to Three Lakes and adjust it. 22 But what I did was is we had one location with reduced amount 23 of beds because it will help me with staffing levels, so I 24 won't need as many staff or reduce the overtime needed for</p>	<p style="text-align: right;">Page 68</p> <p>1 we're talking about is correction priority ten. 2 CHAIRMAN CLUTTS: Thank you. I just wanted to 3 make -- I noted that. But I just wanted to make sure that 4 there weren't other priorities that I missed along the way 5 that would achieve the objective that you started with. 6 Thank you. Are there any other questions? 7 MEMBER LEWIS: Kevin Lewis for the record. 8 Gentlemen, have you done any research for the cost savings 9 for the LED implementation across the board or the water 10 savings on the newer technology? Thank you. 11 MR. WAGNER: Yeah. I didn't expand upon it very 12 much. But my understanding on lights, four times more life 13 than the traditional, high sodium, high pressure sodium I 14 believe is the traditional light. So these are four times 15 longer life. Twice -- Half, excuse me, 50 percent of the 16 energy usage. 17 MR. PATRICK: Ralph, if I may interject. For the 18 record, Ward Patrick. So the Southern Desert Correctional 19 Center installation, there's basically the same number of 20 fixtures out there, but the power use is approximately 350 21 watts per fixture compared to high pressure sodium that would 22 be a thousand watts per fixture plus the balance. So it's 23 more than -- So it's saving 66 percent or more. So it's a 24 third of the usage or less, third of the usage or less.</p>



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1 And in the water savings arena, we're on well  
2 systems. And so, you know, a lot of times in the water  
3 savings you would be looking at saving so many gallons and  
4 then you would use your rate of so many dollars per thousand  
5 gallons of what would be charged. But here we're looking at  
6 saving infrastructure. So as we save water in the heated  
7 springs complex area, we will be reducing our need to expand,  
8 say, the new system or convert to a mechanical waste water  
9 plan and a capital program.

10 MR. WAGNER: And I'll just reiterate that that  
11 water savings we're seeing quantitatively a 50 to 70 percent  
12 reduction. So it's significant. Cost wise I didn't ask with  
13 Mr. Patrick on lighting, high sodium, high pressure sodium  
14 versus LED. I've seen it both ways. But I think it's  
15 comparable, the pricing, for one versus the other.

16 MR. PATRICK: Ward Patrick for the record.  
17 Regarding pricing of these, the fixtures alone, early on,  
18 say, six or eight years ago, these high bay fixtures were  
19 being priced at \$2500 a unit. In the recent years, last two  
20 or three years, the pricing has gone down to less than half  
21 of that. And so the Southern Desert installation was  
22 completed at these higher priced levels. And there's been  
23 proposals to do kind of self-funded out of correction budgets  
24 to kind of an in-house lease purchase arrangement. We had a

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1 that they might be replacing older systems with newer  
2 systems. And the longevity is another key item in the LED  
3 arena where these high pressure sodium lamps might have a  
4 5,000 hour life. The LED's, you know, would be 40,000 hours  
5 plus. So they might have eight times the longevity. And so  
6 that would really be operational for their maintenance and  
7 relate to better light beyond more, less failures. Thank  
8 you.

9 MR. WAGNER: Ralph Wagner for the record. What  
10 is the time right now, five minutes? Okay. So I'm going to  
11 sum up these next 63, zip through them pretty quickly. And  
12 of course if there's any questions. But let me just outline  
13 the format.

14 It's the facility. Of course, the ranking is the  
15 first number and then it just continues on. So that's part  
16 of our vetting process. In the facility, the title, and then  
17 that's the tracking number. Again, if it's a 7,000 series,  
18 it's one that was not funded two years ago. If it's a 19,000  
19 series it's proposed this biennium. And of course then the  
20 costing, which reflects Public Works effort to go through  
21 some detail and put a number to it, that is reflected in your  
22 handout that I think you have in front of you.

23 In summary, we have 134 million dollars of  
24 proposed CIP in that last increment of 63. And a breakdown,

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1 project before the board that went to the governor, the  
2 governor and to the legislature, and we entitled that S-11  
3 project for energy retrofit in the past. And so we would see  
4 where a lot of these LED projects were in there, whether it  
5 be high bay or inside the building, we had other mechanical  
6 electrical upgrades in this project. And it was not  
7 accepted. It was seen as risky for the agency's operating  
8 budgets. The savings wouldn't have been guaranteed, say, by  
9 a third party.

10 CHAIRMAN CLUTTS: Just to follow up on that,  
11 Mr. Patrick, I'm glad you brought that up. Because I do  
12 remember that. Now that we have some history with respect to  
13 that and have realized those savings, I wonder if that's not  
14 worth revisiting to see if these particular upgrades could be  
15 done out of the budget. I don't necessarily see them as a  
16 CIP per se. If we're talking three times the savings,  
17 there's obviously the initial cost. But I wonder if there's  
18 a different way to approach this, because to me it seems like  
19 money that's being left on the table that we can realize  
20 immediately or at least in the next couple of years, which is  
21 obviously penciling based on what's happened in the last  
22 couple of years.

23 MR. PATRICK: Yeah. Ward Patrick for the record.  
24 I can't speak to the operating budget. But Ralph did refer

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1 the primary component is infrastructure. Not surprising.  
2 But distribution in the other three categories, similar.  
3 Again, 83, firing range improvements. We talked  
4 about that versus the steel traps.

5 High mast lighting is in there. A lot of similar  
6 projects that we mentioned. Perimeter fencing. We've got a  
7 fair number of fencing projects. That's another one, number  
8 89.

9 Armory, we had that proposed, higher priority for  
10 Southern Desert. And this is for Northern Nevada. High mast  
11 lighting, cell reports, HVAC, water conservation, always a  
12 get idea.

13 101, again, high mast lighting. We've touched on  
14 that several times and its benefit. That's out at Warm  
15 Springs.

16 Now, at 108, doors, locks, and controls. Again,  
17 that's shown up in several of our requests. Perimeter  
18 lighting, same thing. Firing range renovation, high mast  
19 lighting, a lot of similar just different locations. All  
20 of -- Many of them reflecting what I call the aging process.  
21 They're just going to have to deal with maintenance like any  
22 facility in the state or wherever has to deal with.

23 128 is TV system, that's part of what is  
24 required.



<p style="text-align: right;">Page 73</p> <p>1 Warehouse expansion, 124. Again, firing range 2 improvement. 3 To speak on that though, I think for, again, to 4 have that steel trap both up north and down south, I think 5 that would be what I think would make sense where they 6 wouldn't all have to travel to Northern Nevada and so versus 7 for the short term fix for our firing range issues. 8 Okay. Again, fencing, shaker fence. That's a 9 little bit different twist to fencing. But it's another 10 security, better security than a conventional fence. 11 And 137 is a major overhaul of the restrooms. 12 And there's seven units. And you may remember we're 13 renovating housing unit eight at Southern Desert. So that's 14 going to happen there with that renovation. 15 And the last three similar to the first 140 in 16 some respects. The aging process, the need for maintenance. 17 The rest of these I'm not going to get in to. 18 It's the state-wide project. I believe there's a time slot 19 later today for that. And no need to get in to that yet. So 20 we'll finish with that. 21 CHAIRMAN CLUTTS: Thank you, Mr. Wagner, and 22 director. Are there any questions before we wrap up? Member 23 Hand. 24 MEMBER HAND: I just have a question on --</p>	<p style="text-align: right;">Page 75</p> <p>1 MS. MILLER: Mr. Chair, Members of the Board, my 2 name is Kat Miller. I'm the director of Veterans Services 3 for the State of Nevada. And today I'm joined by Ms. Amy 4 Garland, who is our executive officer. If you're ready, sir, 5 I'll begin. 6 Amy, if you'll do the slide. I only have one 7 slide to give you an overview of our department. This is in 8 case we have some new members that aren't familiar with the 9 agency. 10 So, by statute, Nevada Department of Veterans 11 Services is responsible for giving aid, assistance, and 12 counsel to each and every problem, question, situation, 13 individual, as well as collective involving veterans, service 14 members, members of the National Guard reserves or their 15 family members. It's our mission and one our agency takes 16 very seriously. 17 We have four major programs. One, we submit 18 health veterans claims for benefits, both state and federal. 19 We provide a skilled nursing facility at our home in Boulder 20 City and soon to be opened a new home here in Sparks that's 21 under construction. Ribbon cutting December 17th. You're 22 all invited to come. It's going to be great fun. We provide 23 dignified burial support at our veterans cemeteries in 24 Boulder City and in Fernley and we help veterans successfully</p>
<p style="text-align: right;">Page 74</p> <p>1 Several of these fencing projects are safety, right, is the 2 reason for them and I'm curious why they don't rank higher if 3 there's risk to the enforcement officers in the prison 4 system. Some of them are pretty far down the list. If you 5 think about it, people are more important than anything; 6 right? So that's a question. 7 MR. DZURENDA: Sure. James Dzurenda for the 8 record. So there's a couple pieces to the fencing projects. 9 And one of them is that most of it is expansion of areas to 10 allow for programming. So if you have an industry like down 11 in High Desert State Prison, their original intention of that 12 industries building was outside of our grounds. So when you 13 want to increase programming and industries, you want to put 14 higher risk inmates in there with that. So a lot of times 15 with that, also with the camps that I was talking about, so 16 that we can increase security to bring them in. 17 What we have now is good, what we have it for. 18 There's no violations or jeopardizing safety and security for 19 the community. But if I want to expand areas for higher 20 levels, I need fencing. 21 MEMBER HAND: Thank you. 22 CHAIRMAN CLUTTS: Thank you, Gentlemen. I think 23 we're going to take about a ten-minute recess. 24 (Break was taken)</p>	<p style="text-align: right;">Page 76</p> <p>1 reintegrate in to Nevada communities, everything from 2 disabled vets program to suicide prevention, homelessness, a 3 plethora of services to meet needs of our veterans. 4 We have 16 items to discuss today. And they're 5 in seven -- I'm sorry -- in seven broad categories. And 6 before I go in to the 16 items, I just want to give you an 7 overview of these seven broad categories. 8 Category number one is life safety. There are 9 three items that we're going to be requesting valued at about 10 2.2 million dollars altogether. If we don't get those three, 11 we're going to be unable to operate the Nevada State Veterans 12 Home past 2020. 13 The next involves security. \$227,000 item to 14 provide a secure environment for our residents, especially 15 those with memory diagnoses that are at risk of elopement. 16 Then there's a category of cemetery expansion. 17 You're going to see requests totalling \$326,000. This is for 18 project management costs. The projects themselves will be 19 funded by US Department of Veterans Affairs grant in the 20 amount of about nine million dollars. But in order to 21 qualify for the grant, we have to pay for project management 22 fees. If we don't get this, we'll run out of room in about 23 three to four years for certain categories and internments at 24 our cemeteries.</p>

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1 The next category is several items of deferred  
2 maintenance that equal \$703,000. Most of this is cemetery  
3 deferred maintenance.  
4 New construction. There's two new construction  
5 items in here, a communal shelter and maintenance shop.  
6 And then there's 1.7 million you're going to see.  
7 This is Boulder City street improvements. And this would be  
8 a 1990 agreement we made with the City of Boulder.  
9 And the last category is advanced planning in the  
10 amount of one million dollars for a water -- taking a look at  
11 other ways to deliver water for irrigation at our Northern  
12 Nevada cemetery. Anyway, you're not going to see that in  
13 your book. But I wanted to let you know that there are seven  
14 broad categories and now we're going to go in to each of the  
15 individual items.  
16 And the first one is in that first category of  
17 life safety. And it's replacement of hot water storage tanks  
18 at our Nevada State Veterans in Boulder City. The lining of  
19 both of the tanks, the hot water tanks, we have compromised  
20 resulting in corrosion. According to the manufacturer, the  
21 tanks should last six to 20 years. We're just over -- We're  
22 close to seven years now. And by the time we replace it, it  
23 will be at eight years. We are consulting with State Public  
24 Works with concerns as to why the eight-year mark we're going

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1 is that category two security. So during the last CIP we  
2 were able to get some funds to improve the hardware for our  
3 doors and windows at the Nevada State Veterans Home. As we  
4 completed that project to replace and repair the hardware,  
5 the installation contractor realized that we had some  
6 problems with the circuitry. And this is pretty technical.  
7 But we have high and low voltage that are not doing aligned  
8 properly and so the doors don't lock all the time. If your  
9 magnetic doors aren't going to be working all the time,  
10 somebody with a memory care diagnosis can push that door open  
11 and elope, and that's the last thing that we want to happen.  
12 Are there any questions on this? Thank you.  
13 Cemetery expansion. The next two involve  
14 cemetery expansions. Right now we have two types of  
15 internments we do. One is in a columbarium wall and then we  
16 have internments that are in ground. In ground can both be  
17 cremains or they can be casket.  
18 So right now for in ground cremains, and that's  
19 different from in ground caskets, because the in ground  
20 caskets take more room and you have to put vaults in the  
21 ground. But we're almost out of room for in ground cremains  
22 in a columbarium. I didn't think we would be out of room for  
23 five more years. But what has happened is the way people  
24 choose to intern their loved ones, they're going from in

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1 to have to replace tanks. But the bottom line is they are  
2 corroded and have to be replaced, otherwise we'll not be able  
3 to use them for hot water. Are there any questions on this  
4 item before I go to the next one?  
5 Okay. The next item is replacement of the  
6 culinary refrigeration units. The existing equipment is 18  
7 years old. According to the estimated useful life of  
8 depreciable costs of assets, 15 years is the life, expected  
9 life span of this equipment.  
10 But, more importantly, this operates on R-22 gas.  
11 You all probably know a lot more than I do and I'm getting  
12 really smart on it. But the EPA said that you can no longer  
13 manufacture or import this type of gas because it's harmful  
14 to the ozone. And so if we don't replace this equipment, we  
15 will not be able to operate it because there will be no gas  
16 past 1 January of 2020. Are there any questions on this  
17 item?  
18 Next item, we're going to the chiller  
19 replacement. This also runs on R-22 gas, so we have the same  
20 problem. It has to be replaced by 2020 or we'll no longer be  
21 able to get the R-22 gas that it takes to operate it. Also,  
22 it is going to hit the end of its useful service life. It's  
23 eight years old now. Questions?  
24 Okay. Next item. Magnetic door control. This

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1 ground caskets to cremains and it's been a really rapid shift  
2 and it's changing all of our plans. And so we're going to  
3 have to put a lot more replacement in to columbarium walls,  
4 which is cheaper, and cremains rather than in ground casket.  
5 But we're going to have to do this or we're going to run out  
6 of room in 3.9 years.  
7 The VA has been really good. If you can show  
8 that you have a need for it, they will fund it. They'll fund  
9 everything except project management. So this CIP will be  
10 state except for the project management.  
11 The next one is the same issue. It's just the  
12 Southern Nevada Cemetery. And their projections are 3.6  
13 years rather than 3.9. Are there any questions on these two  
14 cemetery expansion projects?  
15 Okay. We'll go on to the next category, which  
16 is --  
17 MR. PATRICK: Excuse me, Mr. Chairman. Ward  
18 Patrick for the record. So we're talking about the funding  
19 on these projects. And if we can talk a little -- if I can  
20 address when that funding would be available and then talk  
21 about the years that we have left for available columbariums  
22 or -- columbariums.  
23 MS. MILLER: Kat Miller for the record. So the  
24 way the Department of Veterans Affairs work it is when you

<p style="text-align: right;">Page 81</p> <p>1 send in a grant request, they compare all of the states with 2 the years of available -- What's the term? Amy, help me with 3 this. Your capacity, your remaining capacity. So if Texas 4 were to come in and have two years of remaining capacity, 5 they would get funded before we would. However, there has 6 not been since I've been here six years on the job, anytime 7 we submitted a grant, we've been able to get the funding 8 before we've ran out of space. And congress does a really 9 good job at funding the VA to make sure the state is 10 maintaining that useful life. Not useful life. The 11 capacity. 12 And so we have the grant in draft right now. 13 We're waiting for the final numbers for what the state thinks 14 it might cost. And of course the approval. I don't want to 15 submit the grant until I know that we've got the project 16 management fees for that. We'll submit the grant. And then 17 the VA will keep it. And at such time as they feel we need 18 the money in order to make sure that we have capacity, then 19 they'll award that grant. 20 Again, right now my biggest concern is 21 columbariums. We have 3.6 years of remaining in Southern 22 Nevada and 3.9 remaining in Northern Nevada for columbariums. 23 So what happens if we run out of room and we don't have more 24 columbariums? We can offer them the option of in ground,</p>	<p style="text-align: right;">Page 83</p> <p>1 this pavilion. And then we have many large ceremonies during 2 the year to include memorial ceremonies where we have almost 3 5,000 people show up. So this is a center line to our 4 veterans and it's unsightly and I would like to see that 5 fixed. 6 Next slide. Install water softening system. You 7 can see the calcium build-up in the Southern Nevada Veterans 8 Memorial Cemetery. The water is really bad. And, of course, 9 we clean it up. Little bags of vinegar will clean that stuff 10 up. But it's constantly getting jammed with corrosive water 11 material. The water softening system would help prevent 12 that. Questions on this project? Hearing none, we'll go to 13 the next one. 14 This is in the category of new construction. At 15 the Northern Nevada Veterans Memorial Cemetery you saw the 16 area that needs to be improved, the pavilion. If we have 17 another service shelter, we can do more than one service at 18 the same time. Right now we can only in inclement weather or 19 even in summer where people are standing outside where it's 20 super sunny. This is where services are done prior to going 21 to the grave site. A new service shelter would increase our 22 capacity and capability to conduct services. 23 CHAIRMAN CLUTTS: I've got a quick question on 24 this one.</p>
<p style="text-align: right;">Page 82</p> <p>1 which we have a few more years on that. We have five and six 2 years for in ground cremains. Or we can tell them, I'm 3 sorry, you can't be buried at a Nevada Veterans Memorial 4 Cemetery. 5 Does that answer your questions, Mr. Patrick? 6 Okay. 7 So we'll go on to category four, which is several 8 projects that involve deferred maintenance. I've got some 9 pictures on here. You can see this for protection bollards, 10 door hardware, and windows. This has been a request for the 11 last two CIP's. Will it keep us from doing our work? No. 12 However, it is unsightly and it does cause other maintenance 13 problems. However, for the windows we've had to replace the 14 carpets twice because you get water that comes in and stains 15 and that sort of thing. Are there any questions on this? 16 Okay. We'll go to the next one. Pavilion 17 renovation. This is the Northern Nevada Veterans Memorial 18 Cemetery in Fernley. What you're looking at is the inside. 19 The panels are fogging over. They leak. It's just 20 unsightly. And so what this would do would be to renovate 21 not only the windows that you see but the seals around the 22 aluminum framing and it would clean and seal the masonry 23 walls. 24 We have on average eight ceremonies a day using</p>	<p style="text-align: right;">Page 84</p> <p>1 MS. MILLER: Yes, Mr. Chair. 2 CHAIRMAN CLUTTS: Are there opportunities for a 3 project such as this for any type of fundraising to be able 4 to provide some level of match that would potentially 5 increase the chances of funding? 6 MS. MILLER: Kat Miller for the record. I'm so 7 glad you mentioned that. So I have some pretty dynamic 8 superintendents at the cemetery. And one of them has entered 9 in to an agreement with Home Depot and involving in the 10 particular district just this laundry list of things, 11 everything from fertilizer to paint and et cetera. We do a 12 ton of this stuff ourselves. But this type of construction 13 on the side would have to go through State Public Works. And 14 so as far as providing the materials, we now just got this 15 week the ability to take donations on our website by credit 16 card. And we are definitely going to be looking and asking 17 for donations and support from the community. But I can't 18 depend on that. So I'm putting it in as a CIP. But just as 19 we did last year and the one before, as we get additional 20 funds, whether they be from federal grants or from donations, 21 we would then be able to reduce the cost of the project. But 22 at this point since I don't even have approval on the 23 projects, I haven't been seeking anything. 24 But I can tell you we've worked very, very hard</p>

<p style="text-align: right;">Page 85</p> <p>1 with community partners and other partners to find other 2 sources of money. My motto is spend other people's money, as 3 my staff will tell you, and we work really hard to do that. 4 So the next project is interior and exterior 5 painting and ceiling replacement at the Southern Nevada 6 Veterans Memorial Cemetery. This is also the third time that 7 the State Public Works Board has seen this project. Paint is 8 peeling off, falling on folks inside and outside the chapel. 9 And you can see the challenges with the ceiling replacement. 10 Any questions? 11 Okay. Going to the next one, this is another new 12 project for our maintenance shop at the Northern Nevada 13 Veterans Memorial Cemetery. This is for tractors, backhoes, 14 the equipment we need to maintain the grounds. They're in 15 need of extensive repair, both exterior and interior. And 16 according to State Public Works representatives, it would 17 save money. It would be cheaper just to replace the whole 18 thing rather than to try to repair the existing structure. 19 And the next one, lighting. And I heard you all 20 talk about lighting with Department of Corrections. Same 21 arguments hold true. The LED is more light, less cost, 22 longer life. But the lights that we do have there right now 23 are starting to fail. Just yesterday I got a call from our 24 superintendent that the lights on the flags weren't working.</p>	<p style="text-align: right;">Page 87</p> <p>1 1990, an agreement was made, an informal agreement was made, 2 with Boulder City that we would do on-site and off-site 3 improvements to include street improvements in conjunction 4 with the cemetery. And this is actually on Boulder City 5 streets. Due to budget constraints the project was allowed 6 to proceed with the understanding that a future CIP request 7 would be made to improve the remainder of Quail Road. I 8 think every year since 1990, the CIP project has come up to 9 improve Quail Road. Why isn't it a high priority? Because 10 there's nothing that -- It doesn't cause any problems. Some 11 day there will be. It is unsightly. We did make a promise 12 to Boulder City. But it doesn't have a life safety or an 13 operational impact at this time. 14 And the last one I have for you is advanced 15 planning for irrigation water delivery system. And this is 16 for the Northern Nevada Veterans Memorial Cemetery in 17 Fernley. Every year water costs go up. With the increase in 18 the size of the community, especially with new businesses 19 coming in there, we anticipate the water continuing to go up. 20 We're using city water to irrigate the lawn. There are other 21 options. One we're looking at is using surface water. We're 22 also looking at wells. The study is not complete yet. But 23 we do know that to take it any further we're going to need to 24 do a planning grant to actually take a look at the best water</p>
<p style="text-align: right;">Page 86</p> <p>1 They were making clicking sounds. That was as much as he 2 knew. He was going to hit it with a hammer to see if 3 anything worked. But we were going to call State Public 4 Works to see if we could get extra lights. They're very old. 5 They're 25 years old. 6 And even though we're only an eight to five 7 operation, the cemetery is open 24/7. So you have people 8 coming in at all hours from out of state or out of town to 9 visit their loved ones. And so it's very important to have 10 that lighting working during hours of darkness. Are there 11 any questions on the lighting? 12 Hearing none, the next was the entry archway. I 13 just pulled this project. And I apologize for wasting your 14 time on this. But this was in 1990 when they constructed the 15 cemetery they didn't have enough money to finish the arch. 16 And so we've been carrying this as an item to do the arch. 17 It would create the complete arch over the top. But I just 18 looked at the drawings and I don't really like it. I think 19 it looks better the way it is right now. So I pulled it. I 20 apologize for wasting your time with this item on there. 21 Although some other director in the future may say what are 22 you thinking. 23 The next item is Quail Drive improvements. When 24 we built the Southern Nevada Veterans Memorial Cemetery in</p>	<p style="text-align: right;">Page 88</p> <p>1 system. 2 Right now if you do a cost benefit analysis, it's 3 probably cheaper to use city water than to do a big million 4 dollar project to bring in surface water. I don't think 5 that's going to be true in five to ten years. I think it's 6 going to be cheaper to use another source. Now is the time 7 rather than to wait until we can't afford the water. 8 Again, if we don't do this, it doesn't have a 9 life-saving impact or an immediate operational impact. It 10 just kicks the can down the road to a time where we can no 11 longer afford to use city water. 12 So, Mr. Chair, Members of the Board, that 13 concludes my presentation. Do you have any other questions? 14 CHAIRMAN CLUTTS: Thank you, Director. Any 15 questions from the board? Thank you very much. 16 MS. MILLER: Thank you, sir. Thank you, 17 gentlemen. 18 CHAIRMAN CLUTTS: Okay. At this time we're going 19 to conclude for lunch. And I think we're scheduled to be 20 back at 12:45 to get started; correct? 21 (Lunch recess was taken) 22 CHAIRMAN CLUTTS: Okay. We're going to get 23 started with military. Gentlemen, you have the floor. 24 MR. CHAPPELL: All right. I'm Clayton Chappell.</p>

<p style="text-align: right;">Page 89</p> <p>1 I'm the director of installation and environment for the 2 Nevada National Guard. I have with me Mr. Chad Reese. He 3 oversees the facility maintenance projects for us. 4 One other individual that was going to be here 5 and was actually going to do a majority of the presentation, 6 Mr. Brian Hunsager, who is our project and design manager, 7 his children got in an auto accident, so he's unable to be 8 here today. So we are the back-up to this. We're going to 9 try. 10 So we are post-lunch entertainment for this 11 afternoon. We'll try to keep you entertained as we go 12 through these various projects that we have. 13 I first want to explain just a little bit about 14 some of the funding. Some of the board members may not be 15 familiar with the Office of the Military's funding that we 16 get on the federal side. Typically there's two sources of 17 funding that we get. There's a whole bunch of other sources 18 that we ultimately end up getting funds from. But the two 19 primary sources is the military construction fund. And we 20 also get what's called sustainment restoration modernization 21 funds. Maintenance and repair projects. 22 The military construction funds that we get is 23 often times spread out all the states and territories across 24 the US. And as a small state we're pretty successful. We</p>	<p style="text-align: right;">Page 91</p> <p>1 the projects is last biennium, we had, I think it was about 2 eight projects. We executed -- With the federal dollars that 3 we had, we were able to execute in the first year of the 4 biennium. Meaning the second year we didn't have the state 5 funds and so we couldn't do any of these projects that 6 required state funding. So I'm just kind of giving you a 7 picture of how successful we have been in getting federal 8 dollars. Now, our ability factor is getting the state 9 dollars to execute. So if there aren't any questions, with 10 that we'll start with our very first project. 11 Our first project is, as I mentioned, is the 12 Speedway Readiness Center. This was in the '17 CIP. It was 13 project C-05. And with inflation that obviously everyone has 14 experienced, we have done several steps to try to cut back on 15 this project. And we now need 3.4 million dollars to finish 16 this project. There are several items that we need. It's 17 like military parking, kitchen equipment, caging, cages in 18 the storage rooms for sensitive items and also equipment 19 storage lockers. We've excluded them from the project at 20 this time. They're added to bid items based on the bids that 21 we adhere. And we anticipate a November bid opening for this 22 project. 23 Here are some of the steps that we've taken to 24 reduce cost, just to reduce the project. We've reduced it by</p>
<p style="text-align: right;">Page 90</p> <p>1 get them about every -- We get them about every -- about 2 every five years, which is advantageous to us to try to catch 3 up with all of the growth that we've had in the Office of the 4 Military and the National Guard. 5 And our first project that we're going to 6 ultimately talk about is one of those military construction 7 projects. It was first designed under the '17 CIP. And we 8 plan on going to construction in '19 on this one. And if 9 majority of the funds that we get are, as I said, sustainment 10 restoration modernization or military SRM funds and we have 11 been very successful in the State of Nevada grabbing end of 12 the year funds on the fiscal year. We execute anywhere from 13 three to upwards of five million dollars towards the end of a 14 fiscal year. I think last year we were close to three 15 million dollars. 16 And so the difficulty we have is our facilities 17 are tied to the state match. Not all of them, but a majority 18 of them are. And so when we go to execute and we get the 19 federal dollars in the middle of a biennium, we end up having 20 to put that funding towards our federal facilities or federal 21 supported facilities rather than our state facilities. And 22 as we go through this, you'll see why we need additional 23 state dollars in order to execute the more federal dollars. 24 One last thing before we start getting through</p>	<p style="text-align: right;">Page 92</p> <p>1 25,000 square feet. As I said, we moved these particular 2 items in to alternate bid items. And also we have requested 3 additional funds. Now, this will be based on bids that come 4 back. Once we get the bids back and we'll go back to 5 National Guard and say, hey, can you squeeze out a couple 6 million to three million dollars to help us finalize this 7 project. Without that, we are relying on the state at 8 roughly 3.4 million dollars to complete this project. 9 MR. PATRICK: Mr. Chairman, Ward Patrick, if I 10 can interject. 11 CHAIRMAN CLUTTS: Please. 12 MR. PATRICK: Ward Patrick for the record. So 13 there's a number of projects that are in construction that 14 have been experiencing this double digit hyper-inflation. 15 And so I would let the board know that the team has been 16 working closely on this project and other projects to try to 17 meet all of the original programatic needs but still fall 18 within the budget. And so some other projects that this has 19 happened to is Department of Motor Vehicles. We heard from 20 them already, I believe. No. They'll be this afternoon 21 right before administration. So there will be a project that 22 looks like this, we'll call it a completion project. 23 When we had double digit inflation back in the 24 mid 2000s, there were a lot of completion projects that were</p>

<p style="text-align: right;">Page 93</p> <p>1 going through the legislature. So this is kind of a 2 hyper-inflation type of a normal reaction. 3 And so -- But, again, you'll see that these 4 agencies with the design team and the Public Works management 5 staff, everybody is working vigorously to provide the right 6 building but figure out how to make it the most efficient 7 building it can be, remove things that maybe Chris Chimmits 8 would have loved to have seen, architectural fluff, you know. 9 We're now getting a plainer, simpler type of structure, 10 meeting the programatic needs. 11 And so the DMV project we'll see this afternoon, 12 we've basically received information from the Interim Finance 13 Committee to proceed with that project on this reduced basis. 14 We've already been working on the UNR engineering building 15 that was discussed yesterday. It's a construction project. 16 We brought in four million dollars of other funding on that 17 project. So these three construction projects have seen the 18 effects of the inflation and there's been solutions moving 19 forward. And so this is a solution for this project. 20 So the team is working hard on this and kind of 21 holding it within the team's realm of influence. But yet 22 there's these items that would have all of these alternates. 23 And so we come to the table and we look at these projects and 24 the lockers and wire partitions, which is how they organize</p>	<p style="text-align: right;">Page 95</p> <p>1 Northern Nevada. If you've ever been there on a drill 2 weekend, nearly a thousand troops and aviation soldiers 3 roaming this complex up at the Stead Airport. 4 But when it was constructed in the late nineties, 5 it was not a requirement to have an emergency generator. But 6 as it is being designated as an emergency center, we see the 7 need and we know the requirement to have an emergency 8 generator. So obviously it will be sized for the facility 9 and we're asking -- And with each one of these projects, 10 except for the very first one, we're asking for a match to 11 our federal dollars that we'll bring to the table. 12 If there are no questions on this one, we'll go 13 to the next one. All right. The next one is we're going to 14 bounce around the state, north, south. So this one is in 15 Southern Nevada and this is in our Clark County Readiness 16 Center, which is in North Las Vegas. This was built in the 17 mid-nineties. And that picture there is actually of the 18 bathroom, the shower stalls there. We have, once again, 19 roughly a thousand -- 600 soldiers training at this site. 20 But, again, when we're bringing in soldiers from Arizona to 21 match up with the rest of the units, we'll be up to a 22 thousand soldiers. And the bathrooms have not been 23 maintained well enough and they're falling apart and does not 24 meet the requirements that we have to maintain.</p>
<p style="text-align: right;">Page 94</p> <p>1 the individual equipment and all of the platoons equipment to 2 keep them orderly, they really need that. And so all of 3 these items on here are things that are really needed. There 4 are other alternates considered in the projects that are nice 5 to have. 6 So I would just leave you with the thought that 7 you can see the square footage was optimized and this request 8 was down to what was needed, not everything that could have 9 been put in to the project. Thank you. 10 CHAIRMAN CLUTTS: Thank you, Mr. Patrick. And 11 just for clarification, this project is designed and ready to 12 go; correct? And if the answer to that is yes, does the 13 current design reflect the reduced scope that you mentioned? 14 MR. CHAPPELL: For the record, Clayton Chappell, 15 Army National Guard. We're going to finalize the design next 16 month and then go in to bid, have the bids in November and 17 hope for construction. It does reflect all of the 18 reductions. 19 If there aren't any questions, we'll go to the 20 second one. All right. The second one is the next project 21 is an emergency generator. This is not an emergency 22 generator we currently have. We would like to have one. 23 This is a picture of one that we would like to have. At the 24 Washoe County Armory we have, it is a command center for</p>	<p style="text-align: right;">Page 96</p> <p>1 And, in addition, as it says, female soldiers, 2 the bathrooms is way inadequate for that. So what this would 3 do is redesign both the men's bathroom and the female 4 bathroom and make them meet requirements and make it so 5 that -- When folks shower there, there's a smell that 6 permeates through that building. It's not draining properly 7 and we have a whole bunch of issues. Once again, there's 8 federal dollars. We need the state match to complete this 9 project. If there are no questions on this one, we'll go to 10 the next one. 11 The next one is at our Henderson Readiness 12 Center. Similar to the one we just talked about, this is 13 another bathroom. This, however, was built in the 1970s. 14 There's been quite a bit of work done and we appreciate the 15 board and the support that we've had at that facility, 16 massive changes we've done to that building. One of the last 17 items that we have is the bathrooms need to be redone to meet 18 the requirement. Once again, federal dollars will be brought 19 forward and we need a state match to complete this project. 20 This is at the Henderson Readiness Center. No questions on 21 that one, we'll go to the next. 22 All right. So now we're going out to Elko 23 County. You'll see this referred to throughout the 24 presentation as the Elko County Readiness Center. This is</p>

<p style="text-align: right;">Page 97</p> <p>1 also known as the Carlin Readiness Center. And many of you 2 are probably familiar, it used to be the Fire Sights Academy. 3 All right. So we purchased this a few years ago and built a 4 readiness center out there. And now we're in the process of 5 maintaining several of those facilities that were out there 6 at this camp. 7 One of the primary issues we have out there is 8 the water and the water tank that supplies the domestic water 9 out there. It is deteriorating. In a sense if it continues 10 to do it, it will be a health life safety issue as far as 11 potable water out there. This one, once again, is a split. 12 But because of the way it is funded, it is 80 percent state, 13 20 percent federal the way that is being used out at that 14 site. So this will take a little bit more of the state 15 funding. But, once again, federal dollars will be brought to 16 the table. We'll need that state match in order to complete 17 this project. 18 MR. CATES: If I could just ask you to explain 19 why the funding is different than the other ones. What 20 drives that to be 20 percent? 21 MR. CHAPPELL: For the record this is Clayton 22 Chappell. So at this particular site we bought a complete 23 complex. And it typically, readiness center is funded 50/50 24 and supported 50/50. But there's several buildings out there</p>	<p style="text-align: right;">Page 99</p> <p>1 Affairs talk a little bit about lighting. This is a lighting 2 project as well as air conditioning replacement. It's 3 over -- It's nearing its useful age there at the 20-year 4 mark. And we need to upgrade. And particularly with the 5 activities that we do have, our family services that operates 6 out of this building, out of this facility. And we also have 7 recruiting, which is there early in the morning, late at 8 night. And the lighting there is not adequate to maintain 9 the security and the safety that we believe the soldiers and 10 the employees at that facility. 11 This one, I want to point out, is 75 percent 12 federal, 25 percent state. And that's because this is owned 13 by the Corps of Engineers. And with that the funding is more 14 federal than it is state. But we'll need the state funds in 15 order to execute this project and complete it. Any questions 16 on the Plumb Lane facility? 17 We'll go to -- back to Washoe, the Washoe County 18 facilities. Once again we have several energy efficiency 19 type projects. This is a facility that was built in the late 20 nineties and damaged because of severe hail storms in 2016 21 caused extensive damage. We are actually getting the roof 22 replaced as we speak through previous CIP projects, so we're 23 getting that taken care of. But we do need our HVAC system 24 upgraded. There has been detections at times of levels of</p>
<p style="text-align: right;">Page 98</p> <p>1 that we as the National Guard still are not authorized to 2 operate. So those remain on the state books. But we have 3 the staff that maintains them. Any questions on the Elko 4 County? 5 MR. PATRICK: Ward Patrick for the record. I 6 know our staff is working diligently on all of these projects 7 to ensure that there's integration and when the project 8 happens we know how it's going to roll out and so often times 9 when we do this water tank type work, we have a tank system. 10 Can you give me an indication of how that's going to happen 11 or should we table that item for a -- with our engineer that 12 worked on this project? 13 MR. CHAPPELL: For the record, Clayton Chappell. 14 I do not have the answer to that at this time, so we'll have 15 to table it and get back to you as far as the systems out at 16 that site. I do know that we have water buckets we could 17 take out there to maintain some of the water out there. But 18 I'm not sure that that's the solution at this time. 19 MR. PATRICK: Sorry. Ward Patrick for the 20 record. We'll work together on that. That's our normal 21 business. Thank you. 22 MR. CHAPPELL: If there are no further questions 23 on this one, we'll go now to Reno, our facility at Plumb Lane 24 Armory, just west of the airport. I heard the Veterans</p>	<p style="text-align: right;">Page 100</p> <p>1 carbon monoxide to open up doors to get some air flow through 2 that building, particularly on the drill hole floor. This 3 one is a 50/50 split federal to state. Are there any 4 questions on that one? All right. 5 We'll go back down to Southern Nevada and go to 6 Clark County at our North Las Vegas site. So our HVAC 7 systems need some extensive renovation. While there has been 8 work done in the last 20 years to that system, unfortunately 9 the fan coils and evaporative coolers that were installed are 10 getting to the end of their useful life. And we'll need some 11 state funding in order to fix the system that we currently 12 have down there. Any questions? 13 Our next project is the one here at -- in Carson 14 City at the office of the Adjutant General at Fairview. It's 15 almost reached 17 years. And it's pretty amazing because 16 I've been there all 17 years. 17 But the way the system is set up, you cannot cool 18 the dining facility, dining portion of this, without being 19 occupied in the kitchen. So you're having a system that's 20 working -- cooling air that doesn't need to be cooled when 21 you're trying to get people to enjoy a meal through that 22 facility. And then there at the locker rooms and the 23 restrooms are also tied in to this system that need to be 24 redone, redesigned and a complete replacement of the elements</p>



<p style="text-align: right;">Page 101</p> <p>1 on this particular facility. This is a 50/50 supported 2 facility. Any questions? 3 We'll go on to the next one. This is a picture 4 of a loading dock that we don't have but we'd like one. This 5 is our North Las Vegas. It's a fairly new facility built in 6 2014. There are roughly 800 vehicles that are used here. 7 And we end up having to go to another facility nearby to use 8 their loading dock, which slows down the process of annual 9 training or training on the drill weekends. And so we're 10 requesting a loading dock at this facility at a 50/50 split. 11 Any questions? 12 All right. This is a statewide -- We've done 13 pretty well in replacing a lot of our overhead coiling doors 14 and we have some pretty efficient systems in a majority of 15 our facilities. However, there are some that are needed. 16 And I think the way that it's broken down, we have three in 17 Henderson. I know we have three in Henderson. I've seen 18 those and those really need replacement. We have one in 19 Washoe County here at the Stead Airport. We also have one at 20 our Las Vegas Restoration Center. And then we have five 21 doors here in Carson City that need to be replaced. So this 22 is a statewide at various locations of replacing overhead 23 doors and coiling doors that are not efficient and not 24 working well. This is a 50/50 split. All of those buildings</p>	<p style="text-align: right;">Page 103</p> <p>1 saying, hey, you still got lights on and it's 10:00 o'clock 2 at night. Can you start turning these things off. This is 3 kind of in a residential area. So we're working with the 4 neighbors and for the most part it's been pretty good. But 5 this will help our lighting upgrade and more energy efficient 6 at this location. There are also -- We would qualify for 7 some energy, Nevada energy rebates on this project. This is 8 a 50/50 split. No questions on this one? 9 Our next LED lighting project, this is the Washoe 10 County Armory at Stead Airport, similar type of stuff. We're 11 working with the Reno Tahoe Airport Authority in Stead in 12 hopes of getting better lighting for our soldiers out there 13 and maintaining the light discipline that the airport would 14 like us to have in that area as well. This is also an 15 ability to qualify for some rebates through the Nevada energy 16 program. Any questions? 17 We'll now go to the security fencing. We were 18 successful and it had already been a master plan within the 19 Reno Tahoe Airport's master plan of extending and expanding 20 our footprint out at Washoe and we were successful at getting 21 several acres out there. I can't remember the number. Was 22 it 64 acres out there? And so what this project would do is 23 extend our security fencing in that area and then we're going 24 to expand parking. Because we're severely hampered by our</p>
<p style="text-align: right;">Page 102</p> <p>1 that I did mention are supported 50 percent. 2 Our next project is in Clark County. We've had 3 some issue, this is the one I'm talking about that we've done 4 quite a bit of work on the HVAC system. This is like the 5 second or third project where I mentioned the bathrooms need 6 to be replaced. And another thing that is critical here is 7 interior and exterior doors. 8 We do have some issues particularly in the back 9 where the sun has damaged quite a bit of the facility and 10 including the doors and just the in and out of soldiers going 11 in and out of that facility has created issues. And we're 12 maintaining -- They do need to be replaced. It's difficult 13 to replace the current doors that are in there. So we're 14 looking at a complete replacement of various doors at that 15 facility. Any questions? 16 We'll go to another project. This is the 17 lighting upgrade at our Las Vegas Readiness Center located at 18 Silverada Ranch. I heard the Veterans Affairs director talk 19 a little bit about LED lights and the advantages and all of 20 you are aware of upgrading. And we have some issues with 21 just the way it's currently being controlled and having 22 soldiers almost on a daily basis change some of the controls 23 on that just to when they come on, when they go off. And 24 sometimes they get skipped. And we'll be getting a call</p>	<p style="text-align: right;">Page 104</p> <p>1 parking out there and their ability to -- and also future 2 construction. We do have a, as I mentioned, military 3 construction project and we do have funding for a 2023 4 expansion for that facility coming up. So we obviously got 5 the land. Now we're going to start to design and do 6 additional construction. But we need additional fencing to 7 secure our property. Any questions? This is a 50/50 split 8 on this one. 9 All right. This one is, it's been brought up a 10 few times with the board. Heavy rains -- And this is an 11 actual picture of -- And you may not think that this is 12 Henderson, but it is spring time in Henderson. We do have 13 some severe erosion problems. And this is actually part of 14 the entry way to that facility. So we've done quite a bit of 15 work over time and working with the City of Henderson in this 16 area, outside of our gate area. But we need some money from 17 the state in order to match the federal dollars to help 18 redesign and fix some of the run-off that if you've been in 19 this particular area there's a lot of -- on one side is 20 residential and the other side is commercial. And we're 21 right in the middle. And we were trying to match it with the 22 neighborhood and actually take care of the flow on and off 23 our property to make sure we've done it correctly. And 24 that's our Henderson erosion control project. Any questions?</p>



<p style="text-align: right;">Page 105</p> <p>1 Next is our Carlin Readiness Center, the one out 2 in Elko County. This is to replace our domestic water 3 heater. So first we asked for the tank early on in a 4 priority project. And now we're asking here for state 5 funding in order to replace domestic hot water heaters. A 6 reminder, this is 80 percent state, 20 percent federal. And 7 it's been now 15, a little over 15 years. And they're at the 8 end of their useful life. We need to replace some of that 9 equipment. All right. 10 The next one is drainage improvements, Las Vegas 11 Readiness Center. This was constructed in 2007, this 12 particular building and this site. We do have some existing 13 drainage channel issues. And Chad was telling me right 14 before this meeting that he's done this on drill weekends 15 where they have been out there trying to fix some of the 16 drain issues that we've had. And as you can tell from these 17 fairly recent pictures, we still have some drainage issues 18 out there. It would be a 50/50 split. At least \$57,000 from 19 the state to complete this project. 20 Our next project, going back up to Carlin. All 21 of these doors look very nice. Glass panel doors are not 22 energy efficient. They reduce the overhead clearance, the 23 way they're currently designed, and have not been reliable. 24 They're over 15 years old. And the glass panels are proven</p>	<p style="text-align: right;">Page 107</p> <p>1 reminder, at 80 percent state and 20 percent federal 2 supported request on this one. 3 We'll go to the next one. This is going back 4 down to our Las Vegas, North Las Vegas Clark County facility. 5 It is a -- While we take pride in our facilities and try to 6 build areas where the soldiers can have a little break area 7 and do other stuff than the actual training, this is a cool 8 request for a covered patio and some shade at the Las Vegas 9 facility. This is a 50/50 split of the support. 10 No questions, we'll go back to Elko County 11 Readiness Center. So this is a security fence, force 12 protection. We have for the most part not had any real 13 concerns out there over the years. But in particular in the 14 last month we've had issues where folks have broken in to our 15 facility and the latest was they broke in to one of our 16 facilities and trashed it pretty well and through what they 17 were saying is blood but it hasn't been confirmed yet. The 18 FBI is investigating. And they actually not only broke in to 19 this facility, but they broke in to a couple others 20 facilities out there as well. And they eventually caught the 21 individual. 22 But we do not have a very secure front entry way 23 to this. And so we're asking for some state funds in order 24 to increase our security posture and building the fencing</p>
<p style="text-align: right;">Page 106</p> <p>1 to be very poor insulators. And we're looking basically to 2 upgrade the system out there. They don't get as heavily used 3 as the other overhead doors that we're looking at. But these 4 do get used and we do spend quite a bit of maintenance time 5 and effort to make these work for us. Any questions on that? 6 We'll go on to the next one. 7 We're staying out in our Carlin site. This one 8 is water distribution that was installed without thrust 9 blocks. And we're now encountering issues 15 years or so 10 later of some of the maintenance. And this is some of our 11 maintenance folks out there working on some of the piping 12 issues that are leaking. This is a pretty expensive endeavor 13 to repair. But we know that we need to do this sooner rather 14 than later. This is, once again, an 80 percent state, 20 15 percent federal project. Questions? 16 We'll go down the state in to Elko County. We do 17 have a treatment plant out there and we're spending over a 18 hundred thousand dollars a year to operate that treatment 19 plant. It does get used primarily during the summer, summer 20 months. In fact, the Air Guard was recently out there. And 21 so it's used but it's not used as much as it can be. And so 22 we're trying to keep the microbes and keep the plant going as 23 much as possible. We need some modifications to that 24 treatment system in trying to upgrade that. This is, just a</p>	<p style="text-align: right;">Page 108</p> <p>1 that's required to keep people off of this property. 2 If there aren't any questions, we'll go on to our 3 next one. This is our last one. This is the last one you 4 get to be entertained with by the Office of the Military. 5 This is an actual picture of our floor there. And I think 6 Chad talked about we will ban this type of color paint on the 7 flooring. We don't want this color paint. We don't want our 8 floors painted. We want grinded and go back to concrete that 9 is easier to maintain. This was built in 2007, this 10 facility. But wear and tear and bad on our part that we 11 actually painted the floor in the drill hall. We need to get 12 that ground up and put back to concrete. 13 And we did that in Henderson. As I said, the 14 Public Works Board has been very supportive of what we've 15 done out in Henderson. And now the soldiers will see this 16 and go how come we can't have that one in that 1970 building 17 out there. Why don't you clean this one up for us. So this 18 is a 50/50 split federal to state dollars. 19 As I said earlier on, we are able, pretty 20 successful at the end of each federal fiscal year of securing 21 additional federal dollars. The problem that we have is 22 trying to match up the state dollars in a biennium. And 23 we've already completed all of our CIP projects in the year, 24 year and a half, and we have half of a year left of federal</p>

<p style="text-align: right;">Page 109</p> <p>1 dollars that we cannot match up with state dollars. So we 2 talked with the ward and staff about state dollars there. 3 But if we can get additional state funds, particular these 4 projects here, we know we can match it up with our federal 5 dollars. 6 If you don't have any questions, that concludes 7 ours. 8 CHAIRMAN CLUTTS: Thank you very much. Are there 9 any questions? Thank you, Gentlemen. We appreciate it. We 10 appreciate you. Thanks. We appreciate your time. 11 MS. KOTCHEVAR: Good afternoon. I'm Julie 12 Kotchevar. I'm the administrator for the Division of Health 13 and Human Services. With me is Ross Armstrong, the 14 administrator of the Division of Child and Family Services, 15 and Dena Schmidt, the administrator of the Aging and 16 Disability Services. And we have the buildings for the 17 Department of Health and Human Services. 18 (The court reporter interrupts) 19 MS. KOTCHEVAR: K-o-t-c-h-e-v-a-r. So the 20 Department of Health and Human Service promotes health and 21 well being of all Nevadans. We are made up of five 22 divisions: Aging and Disability, Child and Family Services, 23 Health Care Financing and Policy, which is Nevada Medicaid, 24 Public and Behavioral Health, and Welfare and Supportive</p>	<p style="text-align: right;">Page 111</p> <p>1 safety. 2 Our first department ranked number one is the 3 DHHS office building. In 2006 DHHS employees were located in 4 the Kinkead Building. And we're very grateful that you 5 demolished it. 6 But after we left the abandoned building, we 7 began the Health and Human Services, where we were sprinkled 8 in to 14 locations in Carson City. Please flip to the next 9 slide. You can see where all of our Carson City locations 10 are. We have looked at and did a time study during a 11 four-week time period. The DHHS director of deputies and 12 administrators spent merely 57 hours traveling between 13 locations in Carson City just to conduct our business with 14 each other and our sister agencies. 15 In addition, the Office of Vital Records is 16 located at Technology Way, which is in the far right corner, 17 the Technology Way office. And that is the birth and death 18 records for all of the citizens. It's very inaccessible to 19 the public and it is not on any public transit lines. 20 So we have asked for a new building to be 21 constructed. This I believe is the planning dollars to 22 construct a building to condense HHS in to a single building 23 located next to the capitol complex along Roop Street between 24 5th Street and Little Lane.</p>
<p style="text-align: right;">Page 110</p> <p>1 Services. 2 The three divisions that occupy state-owned 3 buildings are the Division of Public and Behavioral Health 4 that operates the state civil and forensic mental health 5 hospitals, Dini-Townsend, Lakes Crossing, Rawson Neil, and 6 Stein. 7 Child and Family Services provides children 8 mental health services on the campuses of Northern Nevada 9 Child and Adolescent Services and Southern Nevada Child and 10 Adolescent Services and operates the juvenile justice 11 facilities at Nevada Youth Training Center in Elko County and 12 Caliente and Summit View Youth Center in Las Vegas. 13 (The court reporter interrupts) 14 MS. KOTCHEVAR: The Division of Aging and 15 Disability Services operates the two state-owned regional 16 centers for intellectual and/or developmental disabilities: 17 Desert Regional in Las Vegas and Sierra Regional in Northern 18 Nevada. 19 We provided some slides showing that we actually 20 have a number of buildings that are on the statewide and a 21 number of projects on the statewide building. We are not 22 going to go through them, but we do have a number of 23 projects, ADA, statewide projects. The roofing projects. 24 The statewide paving. Fire and life. And fire and life</p>	<p style="text-align: right;">Page 112</p> <p>1 Our next project is for the DPBH, Northern Nevada 2 Adult Mental Health Hospital, which is Dini-Townsend, to 3 replace fire and smoke dampers. The fire and smoke dampers 4 have failed an inspection March of 2011 and were found to be 5 defective. They have been retrofitted but they do need to be 6 replaced. The hospital, the fire and smoke dampers have to 7 be inspected every six years and the hospital is certified by 8 the joint commission and this falls under life safety code. 9 And so that violation would endanger our commission. 10 CHAIRMAN CLUTTS: Excuse me, ma'am. 11 Mr. Patrick, maybe you can answer this question, 12 why this isn't part of a fire life safety as opposed to a 13 CIP, part of a life safety I guess is what I'm asking? 14 MR. PATRICK: Yeah. Normally our statewide 15 program is on fire alarms and fire suppression and not smoke 16 fire dampers. 17 CHAIRMAN CLUTTS: Okay. Thank you. 18 MR. ARMSTRONG: The next project is for -- 19 (The court reporter interrupts) 20 MR. ARMSTRONG: Oh, yes. Ross Armstrong, 21 administrator for the Division of Child and Family Services. 22 The next project is the Summit View Youth Center door 23 controls. It's our juvenile correctional facility for our 24 highest end offenders.</p>

<p style="text-align: right;">Page 113</p> <p>1 In 2017 we had a CIP to replace about 20 percent 2 of the door locks and control mechanisms. This is a 3 continuation of that CIP and focuses on the wiring and the 4 actual controls for those doors to open and close. 5 MS. SCHMIDT: Dena Schmidt, administrator for 6 Aging and Disability Services. The next project is our 7 Desert Regional Center building, 1391. This is an expansion 8 of our lobby, in order to make this a secure location. As 9 you can see from the picture, right now, anybody can enter 10 and go multiple directions within the building and there's no 11 security mechanism in place. And so this is just to create a 12 barrier between the staff and the public. 13 MS. KOTCHEVAR: Our next project is for the 14 Northern Nevada Hospital Dini-Townsend to install a panic 15 alarm system. This is a continuation of project 99-C21 16 involving the pen-scan system. And it's to help protect 17 staff and clients from extended periods of danger where they 18 would be able to summon aide if they needed it. 19 Our next project is for Southern Nevada Adult 20 Mental Health to replace the single pane windows at buildings 21 1, 2, 3A, and 6. The exterior windows are metal frame and 22 single pane. Some are also wood frames that are rotted. 23 Many of the windows leak water and air, affecting the heating 24 and cooling ability of the building, and as well as impact</p>	<p style="text-align: right;">Page 115</p> <p>1 served at Rawson-Neal, many of them can be placed on suicide 2 watch and so it's very important that we have anti-ligature 3 and tamper-resistant fixtures to prevent injury. 4 MR. ARMSTRONG: Ross Armstrong again with the 5 Division of Child and Family Services. Our next project is 6 to install a perimeter fence around our Southern Nevada Child 7 and Adolescent Services. The Oasis Buildings that you see in 8 the picture house children that need intensive mental health 9 services but short of hospitalization. It abuts Charleston 10 Boulevard in Las Vegas and so the perimeter fence would help 11 increase the security and safety of the youth we serve there. 12 MS. KOTCHEVAR: The next project is the 13 Department of Public Health and NNAMHS rooftop multi-zone 14 replacement. This is to replace the HVAC rooftop units 15 located on 2A, 8A, 8B, and 8C. They have reached the end of 16 their useful life due to harsh conditions and wear and tear. 17 The compressors also use the R-22. The ozone-depleting gas 18 is no longer manufactured and will have to be phased out. 19 MR. ARMSTRONG: Ross Armstrong. The next project 20 is at our Northern Nevada Child and Adolescent Services 21 facility, our treatment facility, for youth with mental 22 health issues, the University of Nevada, Reno campus. This 23 replaces the central plant temperature control currently 24 experiencing failing and so this would help with the climate</p>
<p style="text-align: right;">Page 114</p> <p>1 health. 2 MR. ARMSTRONG: Ross Armstrong with DCFS again. 3 Our next project is at the Caliente Youth Center, which is 4 our juvenile correctional facility in Caliente, Nevada. And 5 this would replace the electrical upgrade for the school in 6 the older building and the facilities administration 7 building, which houses all of the administration and mental 8 health. So we have issues with rusty conduits and it's just 9 old and getting to the end of its useful life. It includes 10 transformers and grounding as well. 11 The next project is also at the Caliente Youth 12 Center. It's to replace the gymnasium and dining area 13 floors. The floor in the gym is creating a hazard. It's 14 sticky. As you can imagine playing basketball on a sticky 15 and holy gym floor. So both of these areas, the dining and 16 the exercise, are important parts of rights that our youth 17 have at our facility and so that would replace both of those 18 floors to ensure that those rights are protected. 19 MS. KOTCHEVAR: Our next project is for the 20 Rawson-Neal Hospital for the restroom renovations. There are 21 14 patient restrooms at Rawson-Neal and they need 22 anti-ligature lighting, stainless steel toilets, sinks, and 23 also to replace some ceilings in the showers and wood lockers 24 and plumbing. Because of the nature of the patients that are</p>	<p style="text-align: right;">Page 116</p> <p>1 control at that facility. 2 MS. KOTCHEVAR: Our next project is for the 3 boiler plant renovations for the NNAMHS buildings 1, 2, and 4 5. The existing outside boilers have exceeded their expected 5 useful life and should be replaced with a lasting solution 6 and are not energy efficient. And it has -- makes the 7 building vulnerable to extreme unacceptable temperature 8 situations. 9 MS. SCHMIDT: Dena Schmidt, Aging and Disability 10 Services. The next project is a multi-purpose sports court 11 shade structure. At Desert Regional we do house about 41 12 residents who reside there on the campus. And we were able 13 to a few years back get a donation to build this sports 14 structure. And this project is to create a shade structure 15 over that so that it can actually be utilized during the day. 16 One of the recent findings we've had in an audit 17 from CMS is -- has to do with our ability to provide 18 integrated and more outdoor activities for our residents 19 there. And so that's the purpose of this to make this more 20 usable, especially in the heat with Las Vegas, as we all know 21 it's needed to have the shade and actually utilize the 22 donation that we were given to build this structure. 23 MS. KOTCHEVAR: Julie Kotchevar. The next 24 project is for window replacement at Dini-Townsend Building 1</p>

<p style="text-align: right;">Page 117</p> <p>1 to upgrade approximately 250 window units with dual pane high 2 efficiency units. The windows are original single pane 3 construction and metal frames. They're drafty and are not 4 energy efficient and they don't properly seal and leak if we 5 open them. 6 MR. ARMSTRONG: The next project is back at the 7 Caliente Youth Center and is a chiller replacement. The air 8 chiller and pumping system are at the end of their useful 9 life, so replacement for the administration building which 10 houses the computer networks and phone systems that are 11 sensitive to climate changes. 12 MS. SCHMIDT: Dena Schmidt. So the last ADSD 13 project we have is replacement of an emergency generator. 14 The project replaces the generator, the transfer switch, 15 conduits, wiring, and the concrete pad. The existing 16 military surplus generator, which was manufactured in 1951, 17 is at the end of its useful life. 18 MS. KOTCHEVAR: Julie Kotchevar. The next 19 project is a central plant and control system renovation at 20 Dini-Townsend to replace the existing chiller system serving 21 the hospital. The current system was installed in 2000 and 22 has reached the end of its expected and useful life and needs 23 to be replaced. 24 MR. ARMSTRONG: Ross Armstrong with Division of</p>	<p style="text-align: right;">Page 119</p> <p>1 The next project is back out at the Caliente 2 Youth Center. Replacement of the irrigation main. It's 3 galvanized metal pipe and that is starting to fail at a more 4 frequent rate, which we talked about earlier. Issues with 5 the conduits rusting, the electrical, and so it's beyond its 6 useful life and needs to be replaced at the youth center. 7 MS. KOTCHEVAR: Julie Kotchevar. The next 8 project is for flooring replacement in our Southern Nevada 9 Hospital to replace the existing and vinyl composite tile in 10 Buildings 1, 2, and 6. They are old and they've been sort of 11 patched where they can and they're at a point where they can 12 no longer be effectively patched and cleaned. 13 MR. ARMSTRONG: Ross Armstrong. The next project 14 is back out at Caliente Youth Center to install sanitary 15 sewer grinder. Based on the nature of the facility, the 16 youth there will frequently flush inappropriate items to 17 disrupt the program. And so that is causing issues down the 18 line. So we're asking to have that installed so we don't 19 have to show you this picture ever again. That is the 20 request out at the Caliente Center. 21 MS. KOTCHEVAR: Julie Kotchevar. Our next 22 project is flooring replacement in Southern Nevada in units 3 23 and 3A to replace carpet and vinyl flooring. The existing 24 flooring is damaged and has been patched but can't be</p>
<p style="text-align: right;">Page 118</p> <p>1 Child and Family Services. The next project is window 2 replacement at our Southern Nevada Child and Adolescent 3 Services. This is, again, where we have some youth living 4 24/7. And it was identified as needing replacement in the 5 facility condition analysis that was completed in 2017. 6 MS. SCHMIDT: Our next project is for the SNAMHS 7 Building 4 HVAC system renovation. This will replace the 8 make-up air units and other units in the Building 4, the 9 kitchen, at Southern Nevada Adult Mental Health. It's 10 approximately 15 years old, nearing the end of its useful 11 life, and has failed numerous times, which is difficult in 12 the summer in the kitchen in Las Vegas. 13 Our next project is an electrical update for our 14 Dini-Townsend Hospital to complete an upgrade replacement of 15 the cabling. There is new and old volt cabling spliced 16 together based on where the remodels have happened over the 17 years and the transformers, cables, and panels have outlived 18 their useful life and are in need of replacement. 19 MR. ARMSTRONG: Ross Armstrong. The next project 20 is plumbing replacement at Southern Nevada Child and 21 Adolescent Services. The plumbing in Building 7 is the 22 original that was built back in 1974. The biggest issue here 23 is this plumbing system also feeds in to the HVAC system 24 which is an issue in Las Vegas.</p>	<p style="text-align: right;">Page 120</p> <p>1 successfully patched and repaired any longer. 2 Our next project is to replace interior lighting 3 at the Lakes Crossing Center to replace it. It has old 4 fluorescent lighting to replace with new detention grade LED 5 light fixtures to provide a safe environment for that 6 forensic facility. 7 MR. ARMSTRONG: The next project is at the 8 Caliente Youth Center and it's exterior insulation and window 9 replacement. There's the single pane windows that have been 10 replaced with plexiglass. And so this project helps with the 11 overall energy efficiency of the building as well as the 12 comfort of the children we serve there. 13 MS. KOTCHEVAR: Our next project is for HVAC 14 system renovation at the NNAMHS Admin Building 1 at the 15 Dini-Townsend Hospital. This is a continuation of Project 16 07-C30 to update and replace some of the induction units and 17 all of the controls and associated valves and piping system. 18 Some of the installation of the new chiller 19 boiler systems in that project has created a temperature 20 imbalance and has been renovated in the part that has been. 21 Our next project is also at Dini-Townsend for an 22 electrical upgrade to upgrade the electrical system in 23 Building 1. Building 1 was constructed before there was a 24 high demand for electrical use services such as computers and</p>

<p style="text-align: right;">Page 121</p> <p>1 various other devices. And the buildings have met and 2 exceeded their electrical loads. So there's been a number of 3 safety issues including non-functioning outlets and bathrooms 4 and sinks, missing covers that need to be replaced and 5 repaired. 6 And that concludes our presentation for Health 7 and Human Services. 8 CHAIRMAN CLUTTS: Thank you very much. And even 9 with slowing down you whipped right through that. I 10 appreciate it. 11 Are there any questions from the board? Thank 12 you very much. 13 MS. MCKINNEY: Good afternoon, Mr. Chair, Members 14 of the Board. My name is Amy McKinney. I'm the deputy 15 director for the Department of Motor Vehicles and I'm here 16 today to present on our Reno capital improvement project for 17 a new Reno office. 18 The original project was approved during the 2017 19 session and we come before you today to update you on the 20 status of this project. We've completed the advanced 21 planning through design development. And the project is 22 going to be bonded over 20 years. 23 Due to recent unanticipated and unprecedented 24 construction cost and inflation, the cost of the project has</p>	<p style="text-align: right;">Page 123</p> <p>1 of 8.66 million that are needed to complete the project. And 2 this was discussed at IFC in June of this year. 3 Our targeted move-in date will be Nevada Day 4 weekend of 2020. This will allow us the three-day holiday 5 weekend so that we don't have any interruption in service to 6 the citizens of our state so that we can complete and close 7 the old Reno location on Friday and then open the new one 8 on -- I'm sorry. We'll close the current Reno facility on 9 Thursday at the close of business and open in the new 10 location on Monday morning to the public. 11 And then I've included the slides from the State 12 Public Works projects that breaks down the total cost. 13 And, with that, I would be happy to answer any 14 questions you may have. 15 CHAIRMAN CLUTTS: Thank you. I have two 16 questions. The first question would be were the funds being 17 requested today originally included in the previously-funded 18 request? And the second question would be with the reduction 19 in square footage how much were we able to save as a result 20 of the reprogramming? 21 MR. PATRICK: The -- Ward Patrick for the record. 22 The scope of the project is to build a DMV and have the CDL 23 course and the two ancillary buildings. And, as was 24 mentioned, those two ancillary buildings were combined which</p>
<p style="text-align: right;">Page 122</p> <p>1 increased since it was originally estimated. 2 So we've included in our presentation today two 3 slides. This slide shows the original design, anticipated 4 design, of the facility, which included three separate 5 buildings, one for our CDL operation, one for emission 6 control, and one for our main DMV. The total square footage 7 on this was a little over 57,000 square feet. 8 Through working with the architects, once we 9 realized that the costs were going to be higher than 10 anticipated, we did some improvements to the design and 11 reduced the actual overall project footprint by a little over 12 3,000 square feet without compromising the space or 13 consideration for future growth. So, as you can see, we can 14 actually provide the emissions and the CDL buildings in to 15 one facility rather than two separate buildings. 16 So, as a result of the higher cost, the fixtures, 17 furniture, and equipment as well as the cost of paving for 18 our CDL parking lot and landscaping are being deferred to the 19 2019 CIP budget. 20 I would like to iterate that this project is not 21 funded through general fund dollars. It's highway fund, 89.9 22 percent. And then 10.1 percent from our self-funded 23 pollution control budget from the emissions program. 24 So we're here today for a request in the amount</p>	<p style="text-align: right;">Page 124</p> <p>1 reduced the square footage. So the essence of the scope is 2 completed. But there will obviously be -- This will be 3 additional funding that will be the highway fund so all of 4 the remaining -- all of the original funds will be spent. 5 In addition to that, I would point out that the 6 project is -- these are items that are planned to come later 7 in the project. And so to keep inflation from impacting the 8 project, the project will be bid and awarded and then later 9 receive the additional funds. 10 CHAIRMAN CLUTTS: Okay. Thank you. That's 11 clear. I'm just trying to understand how -- what was the 12 dollar value that the project was over budget when the 13 estimates came in? What did we save from that budget in the 14 consolidation of the two buildings? And was that delta, the 15 8.6 million, referenced here? 16 MR. PATRICK: The delta is the needed funds -- 17 Ward Patrick for the record -- is the needed funds for the 18 resulting project. It was recognized early in the design 19 process that the project was going to be out of budget. And 20 so there was a big effort with -- I think Amy referenced some 21 of these items -- a big effort with the design team and the 22 agency with our Public Works project managers to get it in to 23 budget. So there was no effort made to identify if the 24 project proceeded as originally specified what would it cost.</p>

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1 So it provided delta.  
 2 CHAIRMAN CLUTTS: Okay. Thank you. I'm clear  
 3 now. So this was -- This portion here, the 8.6, was  
 4 something we were going to -- was going to be presented at a  
 5 later date anyways? It's not a portion of scope that was  
 6 missed in a previous estimate; is that correct?  
 7 MR. PATRICK: Right. We were going to -- We're  
 8 being very proactive and so this is the remainder of the  
 9 project that needs to be funded.  
 10 CHAIRMAN CLUTTS: Okay. Thank you. I'm clear.  
 11 I appreciate it.  
 12 Member Stewart.  
 13 VICE CHAIRMAN STEWART: Mr. Patrick, can you tell  
 14 us if you remember how much of this original funding was from  
 15 the highway fund last cycle? I remember that a large portion  
 16 of this was from the highway fund. But do you remember how  
 17 much that was?  
 18 MR. PATRICK: Ward Patrick for the record. We  
 19 have a copy of the book here. We can get that to you here in  
 20 one second.  
 21 Ward Patrick for the record. Top of this item.  
 22 This project is 88 percent highway funded, 12 percent  
 23 emissions funding. All other funding. No state bonding. No  
 24 state general fund. The total for the project was

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1 the project and then incorporate these items at a later date.  
 2 MR. CATES: Thank you.  
 3 VICE CHAIRMAN STEWART: Just one follow-up  
 4 question. Has this been a general practice to use highway  
 5 funds for DMV facilities or do you know any history on that,  
 6 Mr. Patrick?  
 7 MR. PATRICK: Ward Patrick for the record.  
 8 Correct, the DMV utilizes highway funds for all the CIP  
 9 projects. So you'll see later today Mr. Johnson will be  
 10 submitting projects to improve the DMV for maintenance  
 11 projects. Those are anticipated to be highway-funded. We've  
 12 recently built the DMV down in Southern Nevada on East Sahara  
 13 and that was financed in a similar manner as the South Reno  
 14 DMV and was highway funded.  
 15 MEMBER BENTLEY: Member Bentley for the record.  
 16 I might have missed something, but why do we have a two  
 17 million dollar construction and a two and a half million  
 18 dollar contingency fund?  
 19 MR. PATRICK: Ward Patrick for the record.  
 20 That's a great question, Member Bentley. We're looking at  
 21 being able to not have this project be subject to more  
 22 construction inflation. So this request is going to add  
 23 additional contingency to the contingency we have. So this  
 24 new money will be available on or about July of 2019. We're

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1 \$42,016,797, approximately 42 million.  
 2 VICE CHAIRMAN STEWART: So just a follow-up  
 3 question. At this point we're approaching about 40 million  
 4 out of the highway fund for this DMV facility? Okay.  
 5 MR. PATRICK: Ward Patrick for the record. So  
 6 the state is very sensitive to the needs of the highway fund.  
 7 As it turns out, the taxes for fuel have not been raised in  
 8 quite some time, so there's a lot of pressure on the highway  
 9 fund. This project was developed as a financing instrument  
 10 where the highway fund is going to be paying annual payments  
 11 to pay off the financing arrangement, for your information.  
 12 Thank you.  
 13 MR. CATES: Thank you. Based on the questions  
 14 you're asking, Mr. Chairman, the back and forth, I'm not sure  
 15 I'm entirely clear, so I'm going to try to ask it a little  
 16 different way. So the scope of work, the commercial drivers  
 17 course and the landscaping, that was or was not in the  
 18 original scope of the project?  
 19 MR. PATRICK: Ward Patrick for the record. The  
 20 CDL portion and the landscaping was all part of the original.  
 21 MR. CATES: Okay. And this is what it was valued  
 22 at in the engineering proceeding?  
 23 MR. PATRICK: Correct. These are the items that  
 24 were going to occur later in the project to allow us to award

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1 planning on bidding this project in February -- You have a  
 2 handout there. The notice to proceed is supposed to be in  
 3 May, implying that we're bidding this in February, March.  
 4 And these are the parts of the project that won't be needed  
 5 in the first month of the project. But that contingency will  
 6 be needed to complete the project. So that contingency is  
 7 for the first -- it's helping to assure the first 42 million  
 8 of the project goes successfully.  
 9 CHAIRMAN CLUTTS: I'm sorry to beat this dead  
 10 horse, but I still need to understand what was the percentage  
 11 that the project came in over budget? I'm trying to get an  
 12 understanding of -- We had an estimate. It went to bid. The  
 13 bid came in at X and the delta between the two was -- that  
 14 represented what percentage?  
 15 MR. PATRICK: Ward Patrick for the record. There  
 16 was no bid. This is still under design. But there was an  
 17 architectural estimate that showed that we don't have enough  
 18 money. And it was more of a qualitative review at the time.  
 19 And so we recognize we needed to come to the table and figure  
 20 out what was needed to provide the space they need for growth  
 21 and the long term needs. So the review was more qualitative  
 22 that led us to the conclusion that we needed to say value  
 23 engineer or slash optimize the scope of the project and  
 24 figure out what not necessarily minimum amount but what

<p style="text-align: right;">Page 129</p> <p>1 amount would be left to fund in order to meet the long-term 2 needs of the Department of Motor Vehicles. 3 CHAIRMAN CLUTTS: Thank you. So do we know 4 whether the original project estimate from the State Public 5 Works Division was inaccurate or whether the design was 6 outside of the estimate? And what I'm trying to say is we've 7 got an architect's estimate against the State Public Works 8 Division estimate and I'm understanding there's a delta 9 between the two. So why doesn't the designer just design it 10 to the estimate as opposed to talking about -- I guess I'm 11 trying to understand whether this is hyper-inflation or this 12 is over-design and I'm not clear. 13 MR. PATRICK: It's certainly not over-design. 14 The square footage is lower. We've recently completed design 15 and construction again in Las Vegas. So the DMV comes to the 16 table very proactive on this process, understanding their 17 programmatic needs. 18 I would point out that this project had original 19 planning done in -- out of the 2011 session, some schematic 20 design. We normally on a project of this size we would 21 normally do design, say, out of the '17 CIP and then do a 22 subsequent out of the '19 CIP. And it was chosen that we 23 would do all the planning here for this project, schematics, 24 design development, construction documents, and the</p>	<p style="text-align: right;">Page 131</p> <p>1 in to construction with. And so we would have to get back to 2 you on what that cost per square foot. 3 But the point of that being that would be years 4 before this project was funded and so we had to take a leap 5 of faith in using architectural engineering judgment about 6 that pricing that was put in to this document instead of 7 using what we used was the instruction management at risk 8 process to develop accurate pricing. 9 MEMBER TIBERTI: Member Lewis has an anniversary 10 and has to go. 11 MEMBER LEWIS: Have a good one, Guys. 12 CHAIRMAN CLUTTS: Are there any other questions? 13 Thank you, ma'am. 14 MR. CATES: For the record, I'm Patrick Cates, 15 Director of Administration. I want to present to you today 16 just a brief overview of the department and then I'll go in 17 to our number one priority. And then I will turn it over to 18 Ward Patrick. 19 So the Department of Administration consists of 20 several divisions. We primarily provide services to other 21 state agencies. We have administrative services and provide 22 fiscal services to state agencies, enterprise IT services, 23 fleet services, grants, hearings and appeals, victims of 24 crime, human resource management, library archives, and</p>
<p style="text-align: right;">Page 130</p> <p>1 construction of the same project. And so normally we would 2 defer construction so we have a better estimate going in to 3 the construction time frame. That's kind of point A what 4 would normally happen. 5 And then point B here regarding inflation, we 6 underestimated the dollars per square foot of the building 7 and we have underestimated the months to construction. And 8 so those -- so there's a pricing impact and inflationary 9 impact that wasn't accounted for on the project. 10 CHAIRMAN CLUTTS: Okay. Thank you. 11 Member Tiberti. 12 MEMBER TIBERTI: Ward, Tito Tiberti for the 13 record. Does this in any way compare with the one we toured 14 on Sahara in Las Vegas? My question if it does, just 15 broad-base thought process, what was that square footage and 16 what is this square footage? What did that cost a square 17 foot and what does this cost a square foot? Is there any 18 similarity and we can just go through those two things to 19 kind of bring this to a head here? 20 MR. PATRICK: Ward Patrick for the record. Thank 21 you, Tito. That was the trap we fell in. We were -- This 22 program is very close to the program on East Sahara. And of 23 course that project occurred years before and we hadn't had 24 this preliminary design work to establish a good number to go</p>	<p style="text-align: right;">Page 132</p> <p>1 public records division, public works, purchasing, and risk 2 management. 3 And our number one project of the Knowledge and 4 Innovation Center is the project for the Library and Archives 5 and Public Records. The Nevada State Library, Archives, and 6 Public Records Division provides comprehensive government and 7 information services to state and local government and Nevada 8 citizens through relevant and efficient library archiving and 9 record management services. 10 I had a YouTube video. I'm not going to play 11 that, for the sake of time. 12 Really, their main functions are to provide 13 professional reference and research services for their 14 collections. They serve as research information needs for 15 state agencies and statewide library and literacy 16 communities. They administer federal grants and state funds 17 for libraries statewide. They have a coordinating role. 18 They set standards and regulations for libraries. And 19 they're custodians of the historical records of the territory 20 and state government going back to 1851. They also 21 administer the state records program. They establish records 22 retention schedules, provide records, consultation to state 23 and local governments. And that also fits in with the 24 archives.</p>



<p style="text-align: right;">Page 133</p> <p>1 So the next slide gives you an overview of where 2 the library is located. You can see it circled in red in the 3 middle of that slide. That is on Stewart Street. And you 4 can see it as directly adjacent to the state capitol, which 5 is on the left. And you can see all the trees around the 6 state capitol there. And directly to the south is the 7 Supreme Court. So it is very central right in the middle of 8 the state capitol grounds. 9 This is a view of the building from the east 10 looking towards the capitol on Stewart Street. That's the 11 lobby. And this is just another view to give you a sense of 12 the exterior of the building and what it looks like. 13 The history of the library and archives building. 14 It was designed in the late eighties, early nineties. It was 15 commissioned and opened in 1992. It's approximately 130,000 16 square feet. It is a landmark building very recognizable in 17 the heart of the state capitol complex. And it was the first 18 building specifically designed to host the library and 19 archives. And it also included training and conference 20 rooms. 21 And when it was originally built, it was entirely 22 for the library and archives division. They occupied the 23 whole building and there was a lot of public space and a lot 24 of agencies came in for training and events. It was used</p>	<p style="text-align: right;">Page 135</p> <p>1 really an aspirational project for the state and I'll get in 2 to why in a moment. The building is definitely due for a 3 refresh. But I think we have a unique opportunity to really 4 make this building the catalyst for change in state 5 government to really level up the work force of the state to 6 be innovative and increase productivity. It's a great asset 7 that the state has right next to the capitol and it's not 8 being utilized to its full potential today. 9 So what do we want this library to become? You 10 can see an overall floor plan with the ground floor of the 11 building. This, if you fund this, we will hope this will 12 become the Nevada Knowledge and Innovation Center for better 13 government with a focus on government and improving 14 government services. 15 Just to basically give you a little outline of 16 this floor plan, if you can see over to the right-hand side 17 the sort of what you would call that teal-colored floor 18 space, that is the ground floor of the library today. That's 19 the main library floor. Today that library floor is covered 20 with stacks of books, microfiche, a lot of material that is 21 fairly likely used. 22 As part of this project, most of those 23 collections would be put in to closed storage. They would 24 still be available to patrons. They would be retrieved by</p>
<p style="text-align: right;">Page 134</p> <p>1 pretty extensively when it was first opened. 2 And then the economic downturn, you know, hit 3 state service pretty heavily and it also hit the library and 4 archives programs. The training conference rooms were 5 closed. The south wing of the building was converted in to 6 state offices and cubicle farms for other agencies, so spaces 7 that used to be public spaces were put behind secured locked 8 doors for IT staff doing sensitive work and having access to 9 data. And so a large portion of the building got closed to 10 the public. 11 The state library and archives division 12 suffered -- I shouldn't say suffered. They had staffing 13 decreases and program reductions and they reduced the 14 operating hours of the library and the archives. It was a 15 decade of stagnation of programs and diminution of their 16 purpose and relevancy to state government. 17 After 25 years since its opening approximately 18 and ten years since the great recession, it's time for a 19 refresh and rebirth in the Nevada State Library and Archives 20 building. 21 And I just want to say, you know, having spent 22 the last two days listening to all of these requests from 23 agencies and a lot of very practical and critical things they 24 need to shore up existing infrastructure, I see this as</p>	<p style="text-align: right;">Page 136</p> <p>1 staff and stored in the basement as part of this project. 2 And instead, we would replace it with meeting rooms, 3 collaborative work space, research space, so that it's a 4 functional space for state agencies to come and work and do 5 research. 6 The green portion is the lobby that you saw 7 looking at the pictures I showed you earlier. That space 8 today is a very lightly used space. People use it to transit 9 from the capitol and back. Not a lot goes on there. 10 Occasionally there's ceremonies. We would do some pretty 11 significant renovations in there. 12 The orange space, the orange space on the 13 right-hand side currently is housing our ERP project office. 14 That's part of the library itself. And then the orange space 15 to the left is an outdoor patio, which currently has nothing 16 in it and it's never used for anything. It's a large nice 17 paved patio area and it's not used at all. 18 The yellow portion is the, actually the ground 19 floor of what was originally the state printing office. It's 20 one of the oldest buildings on the capitol grounds. When 21 they built the library, they incorporated that building 22 around it. And if you excuse me, I really need to get some 23 water. Excuse me. Okay. Sorry about that. 24 On the far left-hand side, the blue area,</p>



<p style="text-align: right;">Page 137</p> <p>1 currently those are offices, those are offices for enterprise 2 IT services. They're behind secured doors. The Office of 3 Cyber Security is in there since it's a secure area. And all 4 of those white spaces, those are meeting rooms. We did for 5 quite a while have staff in those locations that we recently 6 moved out so that those rooms would be available to the 7 public. 8 Another thing I just wanted to point out very 9 quickly, we saw the request from Health and Human Services to 10 build a new Health and Human Services building. And we also 11 have a request that we'll get to for Department of 12 Administration to build a new building if I can just jump 13 back for a second to this slide here. So everything to the 14 left-hand side of Stewart Street where that -- where the red 15 marks are, all of that is state property all the way down to 16 DMV and the master plan calls for buildings to be built in 17 that space. That's why we tore down the Kinkead Building in 18 preparation for building new buildings. And you can see as 19 you saw from Public Safety and DHHS that you have agencies 20 scattered all over the city. And I think as we consolidate 21 that and build new buildings, having this facility right here 22 centrally located will impact how we design those buildings 23 and may reduce the size of those buildings possibly and would 24 certainly impact, like, meetings rooms, meeting space, that</p>	<p style="text-align: right;">Page 139</p> <p>1 they have available to people both in the library and 2 without. 3 We need to develop state employee capability and 4 effectiveness. We need to equip state employees with the 5 21st century skills and abilities. And we need to facilitate 6 a 21st century work place. We want this building to be a 7 showcase of state of the art technology, video conferencing, 8 and collaborative work space. 9 We want to facilitate lean state government. And 10 that means we want to foster a culture and process 11 improvement. And, you know, Lean Six Sigma is one method of 12 process improvement that's been around for decades and it's 13 widely practiced in the private sector. It's certainly not 14 the only discipline for process improvement but it is widely 15 practices and it is a practice that is spreading amongst 16 states on my peers. That they're all trying to foster this 17 culture in a very systematic way to get employees to think 18 outside the box, not think in terms of just doing things the 19 way they've always done them but to really get them to work 20 collaboratively and figure out how to make their process 21 better and improve them. 22 This building and this programming it really will 23 be catalyst in assemble and will give Nevada that competitive 24 edge in engaging employees and recruiting and retaining</p>
<p style="text-align: right;">Page 138</p> <p>1 sort of thing that we would design with having this resource 2 right there at the end. 3 So the Nevada Knowledge and Innovations Center 4 for better government or the KIC as we're calling it. So the 5 purpose of the project is to foster a state culture of 6 innovation and excellence across agencies to make government 7 better as follows: To restore the vitality of the state 8 library and archives to make it a 21st century library. And 9 what that means, 21st century library, all of the library 10 community nationwide is going this direction. It's still 11 about books. It's still about research, but they are 12 using -- they are redesigning their libraries to make them 13 spacious for collaboration, for incubators, for people to 14 come in and level up their skills in an informal way. 15 They've really become part of the work force developments 16 across the nation. And the state library has a particular 17 focus on state agencies. So it's a really great opportunity 18 to recast their programming to focus on development of the 19 state work force for state employees. 20 We need to optimize accessibility of Nevada's 21 unique information resources and knowledge. What that means 22 is we need to make more material available on line. We do 23 have different resources, but we've been pretty slow in 24 digitizing those. That will make a lot of the resources that</p>	<p style="text-align: right;">Page 140</p> <p>1 employees. It will also track the interest of the vendor 2 community, kind of get them to participate in this. We 3 really want to facilitate public private properties in this 4 building through demonstration projects, proof concepts, and 5 process improvement activities, particularly the IT vendor 6 community. We have very strong relationships with a lot of 7 really cutting edge technology companies in the state and 8 they make a pretty good living off of the contracts that they 9 have with the state. And I have been since we've been 10 working on this project engaging those companies in informal 11 conversations about supporting this project and they've been 12 very receptive. And I think there's a great possibility of 13 monetary contributions, of participation to really allow 14 state employees and the vendor community to work in a 15 thoughtful way to try to improve government without the 16 confines of strict RFP process. We can do a lot of things 17 with demonstration projects, proof of concept, or we can just 18 work with vendors to explore ideas that can really be 19 impactful to the state going forward. And this facility is 20 meant to be a resource for all state agencies. 21 KIC partners. This is a library and archives 22 project. But the facility will be used by several different 23 partners. The state library itself will provide staffing, 24 informal training opportunities, research assistance, and</p>

1 overall management of the facility programming.  
2 Human resources. They are already responsible  
3 for employee development training. They have a managers  
4 academy and a certified managers program. Those are our sort  
5 of flagship programs that we offer in the state. Some of  
6 that training already occurs in the building. But they're  
7 very limited on space and it's very difficult to level out  
8 those trainings with the amount of space that's currently  
9 available. They basically have one small training room that  
10 they do most of that training for today.

11 State purchasing, we talked about engaging in the  
12 vendor community. We want to -- State purchasing has  
13 requirements to train state employees, as does the grants  
14 office. And, frankly, most of the divisions in Department of  
15 Administration have statutory requirements to provide  
16 training to state agencies. But as regard to state  
17 purchasing we want to use it to host vendor events,  
18 particularly IT vendors that will go around agency to agency  
19 and try to do one-off deals with each agency, which I don't  
20 blame them, that's fair. But I think that we could really  
21 leverage that with inviting them in and have all the agencies  
22 come to one place and enter in to more enterprise agreements  
23 that are statewide. We have done some of that. We recently  
24 did Office 365 as an enterprise agreement. Got really good

1 supportive of this project.

2 And, again, other agencies that we've talked to  
3 are really excited about the opportunity to have this  
4 resource. Agencies, even big ones, they're limited in their  
5 training space, meeting space. You know, this room is an  
6 example. When we created the video conferencing capabilities  
7 and what you see here today, demand has really outstripped  
8 supply. This room is used week in and week out by a  
9 multitude of agencies that were just clamoring to get some  
10 space to have meetings. So you can see it becomes a complex.  
11 You've got this room, you've got the library and archives  
12 over there with other meeting rooms all connected together  
13 with video conferencing and technology. I think there's a  
14 lot of demand for this among state agencies.

15 And I just want to show you a few slides. I  
16 don't want to spend too much time on this. But I just wanted  
17 to give you some of the renderings that were done by the  
18 architect. This is a lobby area. As I said, right now it's  
19 very stale and empty. If you walk through there you're not  
20 going to see much of anything. Information booths, places  
21 for people to sit and work. That black object on the wall  
22 with the state seal is intended to be a very large LED  
23 display that we could put programming on. This is looking  
24 the other direction towards the library. You can see the

1 pricing as a result of our ability to collectively offer  
2 this, the entire state business and not one agency.  
3 The vendor community, I think I spoke about that.  
4 Smart 21. Smart 21 is our ARP project. We are  
5 about to launch the RFP for that to replace the state's  
6 20-year-old financially charged systems. That office is  
7 located here. They are already beginning the process and  
8 improvement discipline. And we do hope that that office will  
9 eventually evolve in to a statewide office project management  
10 and have a lot of activities in this building.

11 I skipped higher ed. So higher ed, we've been in  
12 discussions with officials at higher ed about how higher ed  
13 can partner with the state for work force development for  
14 state employees. We view them as a source of interns. We  
15 want to have a lot of interns in this building to work on  
16 projects for agencies. And we are also exploring state  
17 training, the certification programs. We're in discussions  
18 right now about a certification program for financial  
19 management for state government.

20 The HR working group. HR working group was  
21 commissioned by Governor Sandoval to look at work force  
22 development for state government. And that group continues  
23 to meet. We have a draft report we're working on. They've  
24 looked at a wide variety of initiatives and they are very

1 addition of some stairs on the right-hand side, which would  
2 allow direct access to the second floor. It doesn't exist  
3 today. You have to go deep in the building and upstairs to  
4 get up there. The space off to the left, like I said, right  
5 now that's our project office. We want a food service in  
6 there, so as people come here to do activities, they've got  
7 somewhere to grab some food. We've taken a call to call that  
8 The Governor's Grill.

9 This is some renderings of the space that is  
10 currently the ground floor of the library. It's all of that  
11 collaborative work space and meeting rooms that I mentioned.  
12 Just to give you some visualization of what that looks like.  
13 This picture is a multi-purpose conference room  
14 that was on the south side, the left-hand side of the big  
15 diagram that I showed you. It's currently offices. We can  
16 have a big conference room in there that is about as big as  
17 this room. So we would have another additional space for  
18 agencies to hold their events.

19 And on the second floor -- And just keep in mind,  
20 this is a big building. This project really only impacts the  
21 ground floor and the north end of the second floor. So the  
22 second floor you can see on the diagram the big yellow area,  
23 that is the state archives. That will not change. We  
24 wouldn't change that at all. But all of the space you see to

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1 the right of that, the kind of blue and orange and green  
2 spaces, this is different types of collaborative work areas,  
3 meeting rooms. Today that is where we house our government  
4 documents collection. And there is, you know, it's lined  
5 with shelves and federal documents. We are a federal  
6 document repository. But, frankly, the federal government  
7 doesn't produce paper documents anymore. So the collection  
8 that is in their stack. And, again, we wouldn't get rid of  
9 that collection. We would put it in closed storage.

10 We have had some discussion about transferring it  
11 elsewhere, UNR, for instance, collects federal documents as  
12 well. But we think the space could be much better utilized  
13 as functional collaborative space. Just a little bit of  
14 renderings of what that space looks like.

15 And with that, that's what I have for this  
16 project. I just love that picture. You know, my office is  
17 basically from this perspective. And stepping out there at  
18 night to get in my car when the lobby is lit up and the  
19 capitol is lit up and the mountains and it's quite striking.  
20 And, as I said, it's a unique resource that the state has.  
21 It's time to be refreshed, so let's refresh it the smart way  
22 that can leverage what we have to make government better and  
23 to make it more efficient.

24 Any questions?

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1 VICE CHAIRMAN STEWART: Could you tell us a  
2 little bit about the private -- I see it's a 50/50 split  
3 proposal. Can you tell us a little bit about the private  
4 funding?

5 MR. CATES: Thank you for the question. So, as I  
6 said, we really want this to be a public private partnership.  
7 We don't have any firm commitments for funding at this time.  
8 We wanted to be able to bring forward a project that shows  
9 there is some stake in it. I have had a lot of discussions  
10 with interested parties, companies, who have made investments  
11 in things like this in the past. We -- In fact, pieces of  
12 this presentation, there's a big package that we're putting  
13 together with the architect that worked on this with us and  
14 we're going to really start hitting the ground running,  
15 trying to secure donations to make this happen. And, you  
16 know, it's a lot of money. We don't have the mechanisms to  
17 raise money the way, say, NSHE does, but I think there's  
18 enough interest on this that I think we have a really good  
19 shot at raising this money.

20 CHAIRMAN CLUTTS: Thank you, Director.

21 MR. BURGESS: Chairman, Fellow Board Members, I'm  
22 Robbie Burgess. I'm the administrator for Department of  
23 Administration Fleet Services. And that's R-o-b-b-i-e. I'm  
24 here to present today a facility that has come and has

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1 started last biennium. We got the permission to do the  
2 design and schematic for our Southern Nevada Fleet Services  
3 facility. This facility is located just east of the Grant  
4 Sawyer facility in North Las Vegas. And it comes as  
5 approximately about 6,150 square feet.

6 Just to give you guys an idea of who Fleet  
7 Services is, what we do is we're the division that provides  
8 safe and environmentally-friendly and cost-effective ground  
9 transportation solutions for all state employees.

10 Services provided. We have a total of 1133  
11 vehicles in the State of Nevada for Fleet Services. Of  
12 those, there is 585 vehicles in Southern Nevada and Las  
13 Vegas. And of that we have 37 of those that are in our short  
14 term rental operation. We operate -- We are a maintenance  
15 facility and a rental facility. And especially in our Las  
16 Vegas location, which is just south of the airport.

17 Last fiscal '18 we increased our Las Vegas  
18 vehicles by 104 units or 104 vehicles. And currently our  
19 shop tech to vehicle ratio is about 98 to one. So for every  
20 mechanic, I have a hundred vehicles that I have to -- that he  
21 has to work on.

22 Some of the services that Fleet Services  
23 provides, we provide maintenance, long range fleet planning  
24 for all agencies, all state agencies, the acquisition and

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1 disposal of vehicles, vehicle reporting, fuel, fueling and  
2 cleaning. We also do accident subrogation at our facilities  
3 along with risk management. We help them out as well.

4 Our division philosophy is to provide state  
5 agencies modern solutions to solve their transportation needs  
6 in a cost effective way to utilize technology, strategic  
7 fleet management, and the industry best practices to enhance  
8 our customer experience.

9 The division partners closely with the private  
10 sector to ensure that we provide our customers very efficient  
11 care. We take care of the majority of our vehicles. But on  
12 occasion we do have to outsource a lot of our maintenance  
13 that we do on vehicles such as warranty work. We don't  
14 perform any warranty work. When the manufacturers are  
15 responsible for it, we don't need the state to pay for it.

16 We provide all types of vehicles. Sedans, sport  
17 utilities, police vehicles for Parole and Probation, and  
18 Transportation Authority, light duty trucks, heavy duty  
19 trucks, and vans as well.

20 We currently, Fleet Services, encompasses about  
21 15 staff statewide. Like I said, we are servicing with just  
22 our fleet vehicles 1133 vehicles. 585 of those are in Las  
23 Vegas. Currently Clark County, the state work force is just  
24 over 8,000 employees, which comes in about 45 percent of the

<p style="text-align: right;">Page 149</p> <p>1 state -- state work force.  2 We currently have three facilities, one here in  3 Carson City, Reno, and Las Vegas. And the new Las Vegas that  4 we're proposing is next to Grant Sawyer, which is way up  5 north.  6 Fleet Services miles traveled. State vehicles  7 did about 10.3 million miles last fiscal year. Our short  8 term rental fee is up to 12,400 rentals, daily rentals. And  9 then our vehicle requests are about 3250 work orders that we  10 complete on state vehicles.  11 Here I just wanted to -- Like I said, we've gone  12 in to the -- we are approved for the schematic design. And  13 the face of these are some of the views of the proposed  14 facility next to Grant Sawyer. This is looking from the  15 southwest looking northeast. The Grant Sawyer facility would  16 be to the left of that. And this is, likewise, looking from  17 the northwest looking southeast. This is showing the entry  18 way of the entire shop area.  19 Go ahead. This is another view of the facility  20 that we're proposing for. And another view looking from the  21 southeast. And here's a site aerial view of the proposal.  22 You can see the Grant Sawyer facility in the upper right-hand  23 corner and the large parking lot that separates the Grant  24 Sawyer from the proposed Fleet Services facility.</p>	<p style="text-align: right;">Page 151</p> <p>1 then we have commemorative articles. And so we maintain that  2 in the building right behind the capitol here and we have for  3 25 years now.  4 And so what we're trying to do is we're trying to  5 keep up with the load of records that are coming in. And I  6 know that for the past 20 years we've been talking about how  7 paper is going away and digital records are going to become  8 the thing that we're going to be doing. But we still deal  9 with a lot of paper records, a lot of paper records. And so  10 we're proposing to complete the building.  11 Next slide please. The building was completed in  12 1992. And what we had done is from the archive storage space  13 is half the space was compact shelving, high density  14 shelving. And the other side was traditional shelving.  15 Because we tried to save money even back, you know, 25 years  16 ago when we tried to build it. And that was kind of our  17 records center at the time. And the archives all fit in  18 to -- they didn't even quite fit in to the other side and we  19 thought that we had to design the building for 25 years of  20 growth. And now the growth is catching up with us and we're  21 going to have to put compact shelving on the other side.  22 We have a records center in the downstairs of  23 that building that holds about 41,000 boxes of records. Not  24 all of these records come to the archives. Only about four</p>
<p style="text-align: right;">Page 150</p> <p>1 And that's it, Gentlemen. Do you have any  2 questions?  3 CHAIRMAN CLUTTS: Thank you. The only question I  4 have is it looks like there's a small solar farm on the  5 property but I didn't see it in the budget for that. I just  6 wondered if I was missing something.  7 MR. PATRICK: Ward Patrick for the record.  8 That's an existing 50 KW system that will remain in place.  9 CHAIRMAN CLUTTS: Thank you.  10 MR. BURGESS: Thank you.  11 MR. KINTOP: Good afternoon. I'm Jeff Kintop.  12 I'm the administrator for the Nevada State Library and  13 Archives. And I'm kind of a resident memory of state  14 government. I've been at the state archives for 35 years.  15 And so we are -- we are the agency that takes care of the  16 state's historical records and things that need to be kept  17 for a long period of time. We've got several laws that  18 require all the records from the governor's office come over  19 at the end of their terms. And the secretary of state's  20 records come over after a certain period of time. Other  21 agencies have record retention schedules that require these  22 records that are long term in nature and document the  23 decision-making process in the State of Nevada or just  24 celebratory things that are just kind of fun to look at. And</p>	<p style="text-align: right;">Page 152</p> <p>1 percent of all records created by state government come to  2 the archives. Otherwise, they're kept for legal terms,  3 financial reasons. Basically, criminal justice records get  4 kept for the lifetime of the individuals assuming that  5 they're going to be committing crimes late in life. And so  6 they need to be kept for a long period of time.  7 Once we decided to -- Once we expanded that in  8 1997, we moved to things that will eventually transfer to the  9 archives up to the archives.  10 So, what used to be the records center when we  11 first moved in, those are now boxes that will be transferred  12 to the archives probably in the next five to ten years.  13 So we want to put the compact shelving on both  14 sides of the aisle. Basically it will give us room for  15 growth for probably another 25 years based on the growth that  16 we have right now and the fact that records are diminishing  17 because of electronic records. We're not printing. Unless  18 you print them out, they don't exist on paper. And so we're  19 going to do that on both sides of the aisle. Simply it's  20 just moveable shelving, high density moveable shelving. It's  21 on tracks. It's motorized. It's very simple to use. We had  22 our first compact shelving installed in the old state  23 archives, which was just behind the stone building behind the  24 capitol here, the old state printing office. And that back</p>

<p style="text-align: right;">Page 153</p> <p>1 in 1986 and we had very good luck with that product. 2 So basically what used to be regular shelving 3 will be -- That's the layout for the storage and it will 4 basically increase our storage by probably about almost 5 18,000 boxes of records. 6 Simply put, we change from this to this. So we 7 basically double the size of the storage on that side -- on 8 that side of the aisle. 9 Increased storage. It handles any kind of format 10 that we have. Those are -- For many, many years the state 11 was supposed to keep its official records in well-bound books 12 and that's where we keep them in there, in well-bound books. 13 It's really interesting. 14 And so we're going to continue to preserve 15 Nevada's documentary heritage for at least another 25 years. 16 And by that time maybe we will be all digital by that time. 17 Is there any questions? 18 CHAIRMAN CLUTTS: Thank you, sir. 19 MR. KINTOP: But I'm not finished yet. Jeff 20 Kintop, administrator for State Library and Archives. Okay. 21 Once we put the records center in the basement of our 22 building over there, we can accommodate 41,000 boxes of 23 records. And we started thinking about what people were 24 saying. But there's a lot of government located in Southern</p>	<p style="text-align: right;">Page 155</p> <p>1 there. It keeps records in a safe secure storage. 2 Everything is computer retrievable. Everything can be found. 3 It's really better than having things in your own filing 4 cabinet in your office because we can locate those things 5 right away. 6 This was going to be planned to be the Nevada's 7 West Sahara Complex behind the metro building which I think 8 the Department of Agriculture now has. And so just behind 9 the parking lot there is that space is available and could 10 fit the footprint of the building that we were planning. So 11 the top left picture or the top right picture shows the 12 record storage area and what we were planning on doing. 13 And this is what the artist concept was of the 14 building with a loading dock and temperature control because 15 the documents need to be protected. 16 Right now they're taking up office space and 17 rental space and people are renting, you know, rental units 18 to store their records and it's not a good environment for 19 them. 20 And in 2002 it says that the storage record 21 center in Southern Nevada would free up about \$560,000 22 annually in existing office space, self storage units, and 23 commercial storage cost. Well, I checked the building rent 24 in 2002. And even though in 2011 we gave up about a third of</p>
<p style="text-align: right;">Page 154</p> <p>1 Nevada and what are we doing for them. So we started to plan 2 to put a facility in Southern Nevada by the mid-1990s. And 3 we did some site studies about right after the Grant Sawyer 4 building was built. And nothing really came of it until we 5 had the division of -- the Division of Audit basically 6 said -- they came and they said 41 percent of state 7 government is in Southern Nevada. And they can't -- It's 8 impractical for them to ship their records up here for 9 storage. Because if they need those records retrieved, we 10 have to send them back via mail. And we have a lot of 11 confidential information that we just can't be shipping back 12 and forth. And so we would be looking for a facility since 13 about 2002. 14 We basically with this, our project was approved 15 in 2007 to build -- to build a state records center down in 16 Las Vegas. And that's in the economic downturn. And it was 17 either lose 12 employees or give up our CIP. So we gave up 18 or CIP. 19 So we introduced it again in 2015 this time with 20 partners with the Department of Agriculture and the 21 purchasing division in 2017. And then those partners 22 basically found other facilities and so now we're by ourself 23 asking for this again, this planning. So that's another 24 picture of our state records center what we're proposing</p>	<p style="text-align: right;">Page 156</p> <p>1 the building, I'm still paying the same rent. So that rent 2 went up since 2002. And so I'm going to say that it will 3 save over a million dollars annually. We don't have a study 4 on that. But just based on the cost of that. So it will 5 basically save the state money in the long run. Any 6 questions? 7 MEMBER TIBERTI: Tito Tiberti for the record. 8 The Southern Nevada building, did I hear you say anything 9 about a price to build it, plan in building it? 10 MR. KINTOP: For the record Jeff Kintop. This is 11 just the planning stage. So this is for planning and design. 12 The original building that we were planning with partners was 13 going to be about 30 -- Let's see. Okay. The construction 14 cost would be about 7.8 million dollars to build. We were 15 going to use a steel building on a slab rather than using -- 16 building a traditional building. Because it's actually more 17 like a climate-controlled warehouse than it is an office 18 storage place. The current project is only \$465,000 for the 19 planning and design. 20 MEMBER TIBERTI: Thank you. 21 MEMBER HAND: Member Hand for the record. I'm 22 curious. Where did the partners go that were with you at the 23 last CIP? And are they out renting an expensive space or are 24 they in other state buildings?</p>

<p style="text-align: right;">Page 157</p> <p>1 MR. KINTOP: For the record Jeff Kintop. The 2 Department of Agriculture took that electrical building that 3 is -- that faces on to Sahara and they turned that in to 4 their dry food storage building. And I think they found a 5 refrigerated space somewhere else for their -- for their -- 6 the food that needed to be cooled down. 7 Purchasing it did not -- The site plan did not 8 allow them to store too many vehicles. And they have 9 vehicles that they surplus out. So they needed more of a -- 10 They needed a space that had more parking around it as well. 11 So they -- I think they used the space that was available to 12 them and it was a state space and they were able just to fix 13 it up to be considerable. 14 MEMBER HAND: Thank you. 15 VICE CHAIRMAN STEWART: One more question for 16 you. Sean Stewart for the record. So I just want to make 17 sure I understood you correctly. We're looking at a seven to 18 eight million dollar climate-controlled warehouse. And when 19 we get that operation we would save over a million dollars in 20 current rental. Is that -- Did I get that correct? 21 MR. KINTOP: That's correct. Thank you. 22 CHAIRMAN CLUTTS: Thank you. 23 MR. PATRICK: Mr. Chairman, Ward Patrick for the 24 record. Thank you, Board, for hearing these department</p>	<p style="text-align: right;">Page 159</p> <p>1 duct work and the air handling units on the roof. Again, 2 this building is 23 years old. Those are the original 3 systems. Some plumbing systems and renovation of the 4 building. 5 As a result of some of the sewerage upgrades, the 6 floor would be impacted and so there's floor tile removal, 7 and the current carpeting in the facility is 23 years old. 8 That would be replaced as a result of this project. 9 A lot of the vertical pipe chases would need to 10 be accessed. A lot of the vertical pipe chases would need to 11 be accessed and, therefore, there would be wall recovery, 12 wall demolition, and wall repairs to be made. 13 In order to do the piping upgrade, the ceiling 14 would need to be replaced. You see that as item five in your 15 book. 16 Item six relates to the storage in the building. 17 It turns out that the slope of the sewer underneath the floor 18 slab barely meets minimum code and is causing problems in the 19 lower levels of the building. As a result, we would be 20 looking at saw cutting the floor and replacing that line to 21 improve the slope. Therefore, we would be required to have a 22 lift station and some exterior work. And that's included in 23 the site utilities item number six in your book. 24 Various other items include a restroom upgrade,</p>
<p style="text-align: right;">Page 158</p> <p>1 projects. 2 The first project is the Department of 3 Administration, item number five. Grant Sawyer office 4 building refurbishment. This is a large building in Southern 5 Nevada, 224,000 square foot facility. Originally opened in 6 1995. Originally this project had quality problems coming 7 out of the chute and those problems continued -- continue in 8 recent times. And investigations were completed by various 9 indoor quality experts. And this process revealed a lack of 10 maintenance on the structure during those years. And, 11 therefore, work was done to do the carpeting in the building, 12 replace various valves that were leaking, keep the ceiling 13 tiles in order where if there were any leaks that would be 14 removed so that the mold wouldn't grow inside the building. 15 During some of these investigations it was noted 16 that there was failing piping underneath the floor slab, 17 failing piping in some of the ceiling spaces, and mechanical 18 duct work needs. 19 As a result of that, the Public Works Division 20 enlisted our engineering and architecture staff to develop 21 the project before you in the capital improvement program 22 book. So you'll see here 16 major construction items, 23 including item number one, the mechanical systems renovation 24 for 9.5 million in today's dollars. That is to replace the</p>	<p style="text-align: right;">Page 160</p> <p>1 electrical lighting camera and guard access, life safety 2 signage. The elevators, I believe there's five elevators in 3 this building, two of which are largely inoperable at this 4 time. 5 Server rooms have been placed in this building by 6 the using agencies and not been incorporated in to the HVAC 7 system. And so we have systems fighting each other within 8 the building. 9 Zone control has been an issue in the building on 10 a periodic basis. There's funding in here available for 11 that. And while we're here, we would do a slurry seal on the 12 parking lot of this project. 13 So this is an effort where the internal staff of 14 Public Works took a look at this building and said what if 15 these system failures, these pipe failures that are in the 16 ceiling are widespread. What would we do for a project? And 17 so this is the result of the project based on a couple of 18 days of investigation by a number of our staff members and 19 then a few days of cost estimating and scoping out the 20 projects. 21 Since that time we've approached the Interim 22 Finance Committee with a proposal to use existing funds to 23 further study the engineering systems and also further study 24 alternatives for the ultimate disposition of the building.</p>

<p style="text-align: right;">Page 161</p> <p>1 So that will be a space of overlapping process where we're 2 right now authorized to do engineering systems evaluation. 3 And as that is being completed, the results of that would be 4 used to do an architectural systems options evaluation. 5 So the architectural options evaluation include 6 three R's. Repair, which might be what you see here, this 56 7 million. Might be more. Might be less. But there will be a 8 more intense for a 4,000 hour -- This study will be 4,000 9 hours of effort that clearly the Public Works Division has to 10 put in with our existing staff. So we've got this repair 11 option that will be more or less than this \$55,000 item. 12 We're looking at reprogramming the building, which means we 13 would be possibly demo the building down to the floor slab 14 and create a more architectural pleasing interior of this 15 cavernous facility. And that project may include elimination 16 if it's been in the building there's an atrium in the 17 building. And so it might be a possibility of getting more 18 usable space, making the building more efficient. So that's 19 two of the R's, repair, reprogram. And then there's the 20 option of replacing the building. 21 And so this study that we're conducting here, 22 there's a contract that is moving through the approval 23 process. We've got a consultant on -- a series of 24 consultants with engineering contractors and architects ready</p>	<p style="text-align: right;">Page 163</p> <p>1 widespread. 2 CHAIRMAN CLUTTS: Thank you. And I guess my 3 second question then is why we're asking for 56 million 4 dollars versus a much smaller amount of money for 5 investigation in the engineering and what not that you 6 outlined. 7 MR. PATRICK: Yeah. Ward Patrick for the record. 8 Sorry for not making that more clear. We now have authority 9 to do a study of up to \$500,000 of study money. And so that 10 would be this engineering systems evaluation and the 11 architectural options evaluation. So we're proceeding with 12 that, preparing to modify this, if necessary. 13 And for the record, that -- what minor impact 14 that would make to this project, some of the systems 15 evaluation within this project would go down on some minor 16 amount. 17 MR. CATES: For the record, Patrick Cates. If I 18 can just add one thing to keep in mind that of that 55 19 million dollars, almost 10 million of it is related to the 20 HVAC system. We have an approved project that proceeded to 21 do some of the work for the HVAC system as well as roofing in 22 the current biennium. And so even without the other issues 23 that have come to light in the last year, we would still be 24 coming forward with a sizeable chunk to continue that work.</p>
<p style="text-align: right;">Page 162</p> <p>1 to begin work starting in October. This study is planned to 2 be completed in early January. And my conclusions should be 3 forthcoming before the legislative session in early February. 4 So that's this project. If you have any questions on this 5 little guy. 6 CHAIRMAN CLUTTS: I do have a question, a couple 7 of them, actually. The first question is, was this building 8 constructed by the state originally 23 years ago? And if the 9 answer is yes, I'm curious, in 23 years systems need 10 replacing and maintaining and upgrading. But they rarely 11 need to be completely gutted and overhauled. So I'm just 12 trying to understand what happened with this particular 13 building. 14 MR. PATRICK: Ward Patrick for the record. This 15 is a state-constructed building that was funded in the CIP in 16 1991, completed in 1995. It's surprising for us that largely 17 this project is driven by some of the piping failures. And 18 so we believe these are premature failures. And our current 19 level investigation hasn't resulted in any conclusions about 20 why that's occurring or if it's widespread or if it's 21 isolated. So the first step is to do that and call it 22 engineering systems investigation to see if those systems are 23 widespread. And as part of that we track down the source of 24 that piping if indeed there's -- the premature failure is</p>	<p style="text-align: right;">Page 164</p> <p>1 And if I could just add on to this, I think it 2 came to my attention in the fall of last year based on tenant 3 complaints of some of the issues that we were having. That's 4 when Gus Nunez was still the administrator and Chris Chimmits 5 and I and others spent a lot of time listening to the issues 6 that people were having. There have been complaints about 7 mold. We had to do an investigation with an industrial -- 8 with an industrial hygienist, but we also engaged with a 9 doctor of occupational health. And that process is ongoing. 10 We have been told that the building is not unsafe for 11 habitation, but there are a lot of concerns among some of the 12 tenants about the suitability of the building. 13 And in the process of doing that we discovered 14 that the leaks were coming from the AV valves. And enough 15 money was found in the current HVAC project to replace those. 16 But in addition to that we replaced the valves but we found 17 that some of the lines are corroded. And, again, we don't 18 know how significant that is. We've also seen numerous 19 cracked drainage pipes throughout the building. 20 Just as an anecdote, we talked about this with 21 the Board of Examiners, the Secretary of State is on the top 22 floor. And when we put the new chillers in on the top floor, 23 there were drains that had not been used, cover drains, and 24 then pulled the drains open and flushed the chiller with</p>



<p style="text-align: right;">Page 165</p> <p>1 water before firing it up and those drains had cracks in them 2 and it leaked water through the ceiling and light sockets on 3 to the Secretary of State's office, just as an example. And 4 we found those here, there, different places in the building. 5 And so it's really come to light that the building is in need 6 of some significant help. We just don't quite know to the 7 degree that it is needed. And I think the 55 million is 8 probably the worst case scenario. 9 MR. PATRICK: Ward Patrick. To add to that, so 10 we're looking at this project, this is not all response to 11 the immediate concerns. This is response to this is a 12 23-year-old building and we're looking to take it in to the 13 future. So this will be an answer for a major maintenance 14 items for 20 years -- for the next 20 years. 15 MEMBER TIBERTI: Perhaps we could use the records 16 department of Southern Nevada to find the inspector that 17 signed all of this off. Because this makes no sense to me. 18 So I would like to find out who okayed these pipes that don't 19 meet the elevation standard for the drainage. This seems 20 just incredible to me. I've been in that building. I know 21 it. But 20 -- Patrick Cates, how old is your building over 22 here? You started off talking about where you're at behind 23 here. 24 MR. CATES: Library and Archives is a 25-year-old</p>	<p style="text-align: right;">Page 167</p> <p>1 department rank number six. This campus is on Sahara. And 2 you'll see in red the Bradley Building, the new Sahara DMV 3 that was discussed earlier as a model for the south Reno DMV. 4 The building was constructed in 1975. And all 5 the building components are antiquated, including the 6 structural systems. This building has been unoccupied for 7 several years and it's a possibility that is considered to be 8 renovated to be occupied again. 9 Structural system. So for instance if we were -- 10 Sorry about that. New areas in the Sawyer building, which we 11 just talked about, that's a vintage 1995 building. 12 Structural systems will be adequate to be reused at this 13 building. That building was reprogrammed. Here at the 14 Bradley building, this is a 1975 vintage building, and would 15 require certain seismic upgrades as part of the renovation 16 project. 17 So this is a nearly 19 million dollar project and 18 the project would demolish the building's exterior skin and 19 interior systems to its structural core and it will also make 20 structural and seismic upgrades to form with the current 21 codes. The roofing, mechanical, plumbing, electrical, and 22 life safety systems will also be replaced. The building 23 systems are beyond their useful life. The exterior is not 24 energy efficient. And this project will bring the building</p>
<p style="text-align: right;">Page 166</p> <p>1 building. 2 MEMBER TIBERTI: So they're the same building -- 3 I mean the same. And you didn't seem to indicate anywhere 4 near these kind of problems. This seems like an aberration 5 or something abnormal. I mean, I'm staggered by this. So 6 you have to do what you have to do to make it correct. But 7 this was not done right in the beginning. I don't know what 8 it could be. But this is a lesson. Thank you. 9 MR. PATRICK: Final comment on this. Michael 10 Johnson will be up here with Buildings and Grounds and there 11 will be two or three other projects that will be presented 12 and it may be that some project needs to be implemented in 13 the next CIP to bridge, you know, because if this building is 14 operational for four, five, six more years before this 15 projects come to being, there might be other CIP's that need 16 to bridge that gap. So just a heads-up with those projects 17 being forthcoming. 18 If you're ready, Mr. Chairman, priority number 19 six. As I was discussing, this project will be -- my 20 presentation here will talk about repairs, talk about 21 reprogramming and remodeling and talk about some new 22 construction or replacement buildings. 23 So this building is all about reprogramming. 24 This is the renovation of the Bradley Building. It's our</p>	<p style="text-align: right;">Page 168</p> <p>1 back to a usable condition. Any questions on priority six? 2 MEMBER HAND: Member Hand for the record. How 3 many square feet is the building? 4 MR. PATRICK: This building is 28,000 square 5 feet. 6 MEMBER HAND: About ten percent of the Sawyer 7 building? 8 MR. PATRICK: Correct. 9 MEMBER TIBERTI: Tito Tiberti for the record. I 10 thought I heard at the last meeting six months ago or 11 whatever it was that that building might be demolished and 12 start over. Am I misunderstanding what their discussion 13 might have been? 14 MR. PATRICK: That is also an option and we'll 15 see here later in the presentation that that would be 16 necessary if another large building were built on this site. 17 MEMBER TIBERTI: Second question is what type of 18 use do you think you would put in this building and if you 19 were to redo it and tear it down and start over would it be 20 the same use and what would, just in your guess right now, 21 two, three, four years from now the square foot cost for an 22 adequate building to start over again, what would that be 23 roughly as compared to what this is going to be and would you 24 make it bigger for other uses for future growth or question</p>

<p style="text-align: right;">Page 169</p> <p>1 the idea? Really what we're talking about or tearing it down 2 and starting over or what makes sense? 3 MR. PATRICK: This building was used for office 4 space in the past and it was built in 1975, approached office 5 space. And so the current layout is highly inefficient. 6 There's a core for inner circulation and then there's another 7 core for more circulation within the building. And so this 8 project would bring it in to the higher efficiency, 60 or 65 9 percent efficient building or higher. 10 This project has costs very comparable to new 11 construction costs. And so this building is seen as though 12 it may be value in the historic preservation community and 13 we're being sensitive to that with this project. 14 MR. CATES: For the record Patrick Cates. If I 15 could just add to that. I know that the plan was to demolish 16 the building and build another building at that site of a 17 sufficient size that you would need to tear down that 18 building for the parking. That certainly is a viable option. 19 That was the former administrator's intent. 20 I asked that this be revised, resurrected for a 21 consideration to renovate in part because of the historic 22 preservation value. We've got a lot of feedback from 23 historic preservation community about the building. And the 24 issues that we're seeing in the Bradley Building -- I'm</p>	<p style="text-align: right;">Page 171</p> <p>1 another site plan for the capitol complex. In red you can 2 see the former location of the Kinkead Building. That's the 3 proposed new site. To the north you see the EICON building, 4 the current location of the Public Works Board meeting, and 5 the Fleet Services building to the right. Going around 6 counter-clockwise, we see the Nevada State Library and 7 Archives building, subject of the KIC project. There will be 8 projects recommended at the Blasdel building. There will be 9 projects recommended later for the capitol building, Nevada 10 Supreme Court as well. You see the legislative facilities, 11 state printing office, Department of Education, state mail 12 and information technology group, and rounding out would be 13 the employment training and rehabilitation building. That 14 slide shows a facsimile of where that building would go. 15 This project is planned to be 100 percent other 16 funding. Planned to be using the lease purchase procurement 17 method. The building is estimated to cost approximately 74 18 million dollars and the professional services are planned to 19 be approximately nine million dollars. This would design and 20 construct a hundred thousand square foot building at the 21 capitol complex for the Department of Administration. This 22 project also includes a demolition of the Blasdel building, 23 which would be after move in. Furnishing fixtures are also 24 included in the project.</p>
<p style="text-align: right;">Page 170</p> <p>1 sorry. Not the Bradley Building. The Grant Sawyer Building 2 and contemplating phased construction over a period of time, 3 this seemed like this could be a good option to provide some 4 relief to that building. 5 The last tenant moved out a couple of years ago. 6 It was Business and Industry. And they did a long-term lease 7 for ten years. It's possible they or somebody like that can 8 come back and occupy this building. I can tell you I don't 9 know the square footage off the top of my head, but we have a 10 very large square footage of private lease space in Las Vegas 11 and I'm confident that we could fill this building. 12 MR. PATRICK: Ward Patrick for the record. A 13 brief leased option space analysis would let you know that 14 statewide there's approximately two million square feet of 15 lease space, of which in Las Vegas we have over 750,000 16 square feet of lease space. And decreasing order in Carson 17 City there's approximately 700,000 square foot of lease 18 space. And then in Reno accordingly in square feet. And 19 50,000 in Henderson in a quarter million for two million 20 square feet of lease space. That will be a segue to these 21 purchase projects. 22 The next project, department rank number seven, 23 administration building at the Kinkead site in Carson City, 24 Nevada. This is department rank number seven. Here's</p>	<p style="text-align: right;">Page 172</p> <p>1 The Department of Administration is currently 2 housed in several state-owned and leased facilities 3 throughout Carson City. Centralization of various agencies 4 within a single facility will create greater efficiencies to 5 the operations of the department. This building would allow 6 the department to vacate the Blasdel building, which is in 7 need of multiple upgrades that are not economically feasible. 8 Once the building is empty, it can then be demolished. 9 As the Department of Administration moves in to 10 this new building there will be other spaces vacated on the 11 capitol complex and other agencies would relocate from this 12 space. Any questions? 13 Department rank number eight is the advanced -- 14 I'm moving to number 11 here. We got a little out of order 15 in the book. This is a state office building in Las Vegas 16 that has options of being located at the Grant Sawyer site 17 for the Sahara site that we were just looking at previously. 18 You'll see in this slide, in this next slide, 19 you'll see the Grant Sawyer office building and Fantasy Park 20 and also the 50 KW of solar affordable tanks. 21 Here is an idea of where the building would go. 22 In the red you see the proposed leased purchase Department of 23 Administration building as well as you see a proposed Fleet 24 Services building that Robbie Burgess was discussing earlier</p>

<p style="text-align: right;">Page 173</p> <p>1 for the department. The other alternative again is on the  2 East Sahara campus. You see the recently completed Sahara  3 DMV on this site. You also see in the very center of this  4 graphic you see a blank spot. That's where the old DMV came  5 down.  6 Looking at this site plan, we can see the  7 Department of Agriculture and the proposed agriculture  8 warehouse, the new Sahara DMV, The Bradley Building that was  9 discussed as an earlier priority, the proposed Department of  10 Administration building, which is the topic of this project,  11 and the records center for Nevada State Library and Archives  12 as well as the McLeod building. And unlabeled at the north  13 section of this state-owned facility is the Department of  14 Employment Training and Rehabilitation building.  15 There's been some effort to further this project.  16 That's the bird's eye view on this next graphic. And so  17 within this graphic you'll see the proposed lease purchase  18 building on the right and the agriculture warehouse building  19 on the left, and the new DMV located in the center graphic.  20 This project is very similar to the prior  21 project, approximately 80 million dollar building with nine  22 million dollars of planning required. And, again, would be a  23 hundred percent other funded project by the lease purchase  24 procurement method.</p>	<p style="text-align: right;">Page 175</p> <p>1 name is Mike Torvinen and I serve as the 2019 Reno Rodeo  2 president. And we're in the midst of our hundred year  3 celebration.  4 Today we're presenting a plan to do some advanced  5 planning on a master plan concept we've developed at what we  6 call the state fairgrounds on Wells Avenue and Sutro in Reno.  7 We do have a video that I have not presented to these guys.  8 Mr. Patrick has it. It's about four minutes. Mr. Ward has  9 offered to show that if you'd like.  10 What we're trying to do is move past that  11 conceptual master plan in to some schematic drawing so we can  12 further estimate the cost of building this facility that  13 we've created in our mind and base our master plan. It's a  14 pretty grand plan and we think it has a lot of merit.  15 A little history on the site. In 1887 the state  16 legislature appropriated money for the purchase of that land  17 and there was a trust established to -- for the promotion and  18 encouragement of agriculture, horticulture, mechanics,  19 manufacturing, stock raising, and general domestic promotion  20 to Nevadans.  21 In 1951 that property was leased to Washoe County  22 and they were included in that lease is the requirement that  23 they maintain that trust and properly maintain the property.  24 And Reno Rodeo was specifically mentioned in that lease as</p>
<p style="text-align: right;">Page 174</p> <p>1 The state agencies are continuing to expand and  2 this is expected to continue through the next biennium.  3 Weighted average leasing costs are in the Las  4 Vegas area \$1.88 per square foot per month. And the average  5 market in the area is \$2.10. And so what you see there is  6 that the smaller buildings warrant higher lease rates. And  7 so this project could be funded with some savings from the  8 current cost operating building versus the rates that are  9 being paid. Any questions on this project?  10 VICE CHAIRMAN STEWART: One quick question. Sean  11 Stewart for the record. On your layout of the Sahara site,  12 you've got the proposed Department of Agriculture warehouse.  13 And then you have ranked as number one, I think number one  14 was the library up here. What ranking is that Department of  15 Agriculture warehouse?  16 MR. PATRICK: That's a good question. So that's  17 Department of Agriculture rank number one. So the Department  18 of Administration is the KIC building. So sorry for the  19 confusion on the label in there. The Department of  20 Agriculture presented earlier today and they had a freezer  21 project and that project.  22 CHAIRMAN CLUTTS: I don't see any other  23 questions. Thank you.  24 MR. TORVINEN: Good afternoon. For the record my</p>	<p style="text-align: right;">Page 176</p> <p>1 one of the uses of the property.  2 In 1986, Washoe County and Reno Sparks  3 Convention, the Visitors Authority, entered in to a  4 management agreement whereby the Convention Authority would  5 then manage the property and again was responsible for the  6 maintenance of the property.  7 In the early and late eighties, the Convention  8 Authority issued some bonding and built what is now the  9 indoor arena at the facility. And our master plan -- In our  10 master plan that's the only building we would intend to  11 remain on the site and would be refurbished and rehabilitated  12 to be as grand as the rest of the facility.  13 The Public Works Board did a facility condition  14 analysis report. And there's about 16 million dollars of  15 deferred maintenance on the property right now. If we were  16 to pursue this plan, you could probably save about eight  17 million dollars. Because, again, the only thing we would  18 intend to keep is that indoor arena.  19 Reno Rodeo has spear-headed this project with the  20 intention of creating an events center that goes well beyond  21 Reno Rodeo and well beyond rodeo itself. We believe the  22 center itself could be a major events center that would  23 benefit the entire Northern Nevada community. Outdoor  24 concerts, conventions, rodeos other than ours of all types</p>

<p style="text-align: right;">Page 177</p> <p>1 that we think we could target. College finals rodeo would 2 fit in with the schedule, high school finals rodeo, national 3 high school final rodeo, circuit finals. 4 But beyond that we think it's a -- we are 5 believing we've created a vision of an events center that 6 could go well beyond all of that but be a major hub for high 7 end and world class equestrian events. Bring those back. 8 We've had some in the past. They've wandered off. Some are 9 coming back, which is going to be some success. But we think 10 we need to move on and create a nicer facility for the future 11 and the benefit of the Reno Sparks community. 12 We think it would put beds and heads and we're 13 willing to participate any way we can. Again, we 14 spear-headed this effort. We paid for the advanced planning 15 or the master planning document and video. And the other 16 funding you see on this project estimate would be most likely 17 coming from Reno Rodeo. We set aside sufficient funds to 18 cover that amount. I can't act unilaterally for the group, 19 but we did set it aside for this purpose. And I would take 20 it to our board and get a formal vote to go ahead and support 21 this project. 22 I would be happy to answer any questions you 23 might have. I appreciate your time. We understand this is 24 the afternoon of the second day of your hearings.</p>	<p style="text-align: right;">Page 179</p> <p>1 office who looked and said yes they agree that it's at the 2 end of its useful life. 3 And next, number ten, is also the Grant Sawyer 4 building. This project would look to change out the existing 5 card access system to its original to the building 6 construction. It is no longer supported by the 7 manufacturers. So at this point we are unable to add people 8 or doors to the system. And at any point if we lose one of 9 the control panels or a tenant in the building would be 10 controlled security at ten percent of our building. 11 (The court reporter interrupts) 12 MR. JOHNSON: And as each one of these panels 13 fails because they are no longer supported by the 14 manufacturer, they're of age to be replaced. They will lose 15 control to 80 percent of our building. 16 Next, number 12, we're moving to the DMV in 17 Carson City. This project is related directly to the 18 purchasing warehouse. It would repair the failing concrete 19 panels and the other concrete portions of the building. Also 20 we would replace the concrete ramp stairs and railings and do 21 the repairs and finishes to the exterior of the building as 22 well. 23 Next, for number 13, we would move to the 24 Marlette Lake water system. This project would provide for</p>
<p style="text-align: right;">Page 178</p> <p>1 CHAIRMAN CLUTTS: Any questions? I happened to 2 watch the video. And grand is an understatement. It looks 3 like a pretty awesome center. I'm hopeful that it gets 4 built. And we'll leave it at that. Thank you. 5 MR. TORVINEN: I appreciate the support. Thank 6 you. 7 MR. JOHNSON: Good afternoon, Mr. Chairman, 8 Members of the Board. My name is Michael Johnson. I'm the 9 facilities manager for the State Public Works Division. And 10 what I'm here to present to you are the remaining 41 projects 11 out of our top 50 concerns. And I promise to get through 12 these quickly. 13 First on our list, we start at number nine, Grant 14 Sawyer building. You've heard a little bit about that today. 15 This project would replace the existing fire alarm systems. 16 Also perform some maintenance on the smoke detectors. The 17 alarm panel itself is the original to the building 18 construction. It's been entirely problematic over the last 19 12 to 18 months. We've got 127 trouble alarms that we've 20 experienced. And we've also experienced during the month of 21 July, August, two unannounced fire alarms, had to evacuate 22 the building, which has caused disruption to the state's 23 business. And also this comes under the recommendation of 24 both our fire suppression department and the fire marshal's</p>	<p style="text-align: right;">Page 180</p> <p>1 the replacement of three surface water catchment basins, 2 number one and number two, and these are catchments. There 3 are actually seven up there currently. Replacement of the 4 three additional catchments is expected to increase water 5 flow from its current flow of 350 gallons per minute to a 6 potential of 700. I'd just add a note, the system was 7 originally designed to only carry 350 gallons per minute. So 8 this would be an increase for what we would provide for the 9 Marlette water system. 10 Number 14, this project would replace 11 approximately 3.5 miles of the 18-inch water transmission 12 main with a new 24-inch ductile iron transformation main from 13 the diversion dam to the Sawmill site. As you can see from 14 the pictures, the existing pipeline, besides being in service 15 for over 70 years, we've got bands in place to mitigate some 16 of the leaks. It is right where the pipeline is beginning to 17 slough off the mountain. And, in addition, some of these 18 sections have been partially crushed by wildfire response 19 vehicles. It's definitely in need of a refreshment. 20 Next is number 15, is also the Marlette water 21 system. This project would provide for design and install 22 controls, metering, and associated instrumentation of the 23 diversion dam, as well as providing some safety handrails for 24 personnel protection.</p>

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1 Just below to show what's in place now, which is  
2 a manual, and it's really tough to activate and extremely  
3 hard to find in the middle of winter on the right-hand side  
4 see where these have suffered damage.  
5 Again, number 16, Marlette Lake water system.  
6 This project would provide for advanced planning for design  
7 through construction documents to replace the 2.6 mile long  
8 eight-inch main transmission line from the total catchment to  
9 the diversion dam with the 12-inch line. And currently the  
10 existing inch transmission line is more or less insufficient  
11 to transport the current off load.  
12 And when we go back to look at item number 13  
13 with the enhancements made to three catchments, that will  
14 definitely begin to oversupply that supply line. So you  
15 won't be able to capture water even though it's available.  
16 Next, these two projects, number 17 and 18, these  
17 also are related to the Marlette Lake water system. Project  
18 number 17, item 17 rather, would replace the small 15 KW  
19 generator. And at the end of its useful life supply power to  
20 the control systems and also maintains the charge on the  
21 batteries that sparks the large generator.  
22 And with regards to the large generator, that's  
23 project number 18. And this project would replace that  
24 generator as it's also at the end of its useful life. Along

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1 life at Lake Tahoe and Washoe Lake Basins if they should  
2 fail. And as another point of interest, both of these dams  
3 are 140 years of NH. And the one on the left, the picture,  
4 has suffered abuse of the dam.  
5 CHAIRMAN CLUTTS: I've got a quick question with  
6 respect to the lake. What's the amount of water being held  
7 in that reservoir?  
8 MR. JOHNSON: Marlette Lake itself holds 4500  
9 acre-feet of water, if I'm not mistaken.  
10 CHAIRMAN CLUTTS: Thank you.  
11 MR. JOHNSON: Thank you for the question. Moving  
12 on to number 21, we come back to Carson City area and look at  
13 building 89 out at the Stewart facility. This project would  
14 replace the air cool chiller, chilled water pumps, piping,  
15 piping, and associated piping accessories, temperature  
16 controls. The chiller itself is in excess of 20 years old.  
17 It's at the end of its useful life. And this particular  
18 chiller uses R-22 refrigeration, which after January 1st of  
19 2020 will no longer be available in the United States.  
20 Number 22, DMV, Carson City. This project would  
21 provide for the advanced planning through construction  
22 documents for replacement of the central plant, chilled and  
23 hot water distribution piping, air handling units, terminal  
24 units, and computer cooling system at all of the buildings at

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1 with the generator we would change out the motor and install  
2 any transfer switch.  
3 And as a note to be made here, the Marlette water  
4 system in addition to serving water to Carson City is the  
5 only source of water for Virginia City and Storey County, so  
6 it's pretty important that we maintain this.  
7 Moving on to 19, again, Marlette Lake water  
8 system. This project would design and construct a vehicle  
9 bridge across the Hobart Reservoir spillway. The project  
10 includes grading, site grading, installation of a  
11 prefabricated bridge structure and replacement of riprap.  
12 And if you look at the picture below, during  
13 times of off flow or significant off flow, the road that  
14 crosses the spillway is washed out, and that's the only means  
15 of access for maintenance.  
16 Again, Marlette Lake water system, number 20.  
17 This project would provide design through schematic design  
18 documents to rehabilitate both Marlette Lake and Hobart  
19 Reservoir dams. The full scope includes assessment of  
20 existing conditions, regrading, replacement of riprap and  
21 spillway repair and discharge piping and valve repairs.  
22 It's important to note that failure of these dams  
23 would not only interrupt water supplies to Carson and Storey  
24 County, but it would potentially damage property and endanger

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1 the DMV facility in Carson City. And, in essence, as you'll  
2 see as we go through the rest of these slides, the boilers,  
3 the chillers, associated piping and what not, it's in excess  
4 of 20 years old and at the end of its life. And that  
5 basically pertains to the rest of them.  
6 So next we'll look at our ranking of number 23  
7 and 24. That's the Henderson DMV respectively. And also  
8 down at the bottom you will note that I put in the ranks of  
9 25, 26, 27, and 28, which refer to the capitol, the attorney  
10 general's central plant, the Laxalt central plant, the  
11 Donovan DMV. And they all have HVAC equipment that's in  
12 excess of 20 years of age. Hard to maintain and at the end  
13 of its useful life.  
14 Belrose building, Las Vegas, same thing. We're  
15 looking at the package units to replace them. They're more  
16 than 20 years old and have reached the end of their useful  
17 service life. And right at this point it's fairly difficult  
18 to maintain any level of temperature comfort or air quality  
19 standards because these units are constantly going down and  
20 we've replaced two AC compressors recently.  
21 Again, with the Belrose building, this project,  
22 number 30, would replace the plumbing throughout the  
23 building, copper water lines periodically spring active leaks  
24 and these sewer lines are rusting through and are leaking

<p style="text-align: right;">Page 185</p> <p>1 through the no-hub fittings. 2 Project 31, also for Belrose, would upgrade the 3 electrical and low voltage communication systems. Those 4 systems are in excess of 45 years old and are original to the 5 building. They're overloaded and well past time to be 6 replaced. 7 Next we have 33 and 34. These projects would 8 provide for the seismic retrofits of the old Armory building 9 here in Carson City and the attorney generals -- Excuse me. 10 The Hero Memorial Building and Annex. This project provides 11 for structure seismic reinforcement of those buildings. 12 We're looking for planning design for those. And that's the 13 last two buildings at the capitol complex that require 14 seismic retrofits. 15 VICE CHAIRMAN STEWART: Just to comment on that. 16 I don't know if you're just trying to keep us awake here or 17 not, but that's a great photo. I'm not sure if it's in 18 downtown Carson City, but it's very effective. 19 MR. JOHNSON: Thank you. And the project for the 20 Heroes Memorial Building and Annex would provide valuable 21 office space which are the capitol complex as well as both of 22 these would contribute to the historic preservation of the 23 downtown area. 24 Next we'll look at some various buildings for</p>	<p style="text-align: right;">Page 187</p> <p>1 Moving on, we have 44, 45, and 46, various 2 building site drainage improvements. These projects would 3 provide design through construction documents to improve 4 drainage at the Stewart facility, which is pretty much as 5 flat as this table. Reno Purchasing Warehouse, which is 6 flooding areas on the west side of the building. And the 7 attorney general's building, which constantly because of 8 where it's located, we have water retention in these areas. 9 Number 47, this project is for the Bryan building 10 exterior envelope rehabilitation. We -- This project 11 includes repair, replacement of the exterior building 12 envelope components, which would include the roof membrane, 13 exterior insulating wall finishing system, parapet coping 14 flashing, and also re-caulking or re-gasketing, on the 15 current wall system to keep the water out. 16 Next at 48, Reno Purchasing Warehouse. This 17 project would replace the existing 140 kilowatt generator 18 with a 500 kilowatt generator transfer switch. Currently the 19 generator, despite being 20 years of age, it's also 20 overloaded and cannot pick up and carry the third walking 21 clean box area. So if we have a power failure, the generator 22 itself fails. It's just not large enough to carry the load. 23 Number 49, back to the Grant Sawyer office 24 building in Las Vegas. This project would replace the</p>
<p style="text-align: right;">Page 186</p> <p>1 elevator replacements. This includes several. The Belrose 2 building, the Laxalt, the EICON, the Blasdel, and the NSLA. 3 For the most part, these elevators are original to the 4 building's constructions. And with regards to the Belrose 5 and Laxalt and EICON, the elevators are really old. They 6 were installed in roughly 1955, so we've got 62 years of use 7 out of them. It's time to upgrade and put in some nice 8 planned features along the way. 9 Next, capitol building, number 39. This project 10 would replace the deteriorating and exterior concrete 11 breezeway and stairs. And I'm sure we all have probably 12 walked on this between today and yesterday. So, again, this 13 would eliminate a safety hazard and so the idea is to prevent 14 and future safety. 15 Next items, number 41, 42, and 43, that includes 16 the Library and Archives, Blasdel, the Supreme Court, the 17 attorney general's office. These projects will install 18 cameras and recordings systems in and around these office 19 buildings where they currently do not exist to upgrade what's 20 currently there. These buildings are visited by elected 21 officials and they're high ranking individuals and so the 22 upgraded camera systems would provide proof of coverage and 23 also the ability to record in case of an event and can be 24 reviewed by capital police.</p>	<p style="text-align: right;">Page 188</p> <p>1 eight -- 2 (The court reporter interrupts) 3 MR. JOHNSON: Replace the eight roof-mounted air 4 handling units. And they are approximately 23 years of age. 5 Those are original to construction of the building and it's 6 frequency is they've exceeded or met their useful service 7 life. 8 And last we have Blasdel building. This project 9 would replace the distribution panels, feeders, receptacles, 10 lighting, and communication systems throughout the building. 11 And this is actually a continuation of another project that 12 was conducted through Public Works where they had installed a 13 new electrical service to the building. So this makes sense 14 to continue that. 15 So that concludes our review of Department of 16 Administration's top 50 priorities. 17 CHAIRMAN CLUTTS: Thank you. Are there any 18 questions? Thank you. 19 MR. PATRICK: Ward Patrick for the record. The 20 last eight or ten projects for the Department of 21 Administration relate to the statewide programs, so we have a 22 prioritization system that we use for the roofing systems, 23 for ADA systems, responding to Department of Justice 24 concerns. There's fire and life safety items in there where</p>

1 fire alarms are failing or buildings don't have suppression  
2 systems. We've included those in here for your review.  
3 We've got the advanced planning program which enables this  
4 book to be completed with impromptu engineering and  
5 architectural studies as well as our staff completing its due  
6 diligence. We have a paving program in there. And in recent  
7 years we've not recommended any paving or any paving  
8 maintenance. And so those are continuing to degrade.  
9 And the final item in here is indoor quality  
10 program. And without going in to any further ado on those,  
11 those are the statewide programs at the end of the book here  
12 for the Department of Administration.

13 CHAIRMAN CLUTTS: Thank you, Mr. Patrick.

14 Are there any questions before we move on to  
15 Agenda Item Number 10. Moving on to Agenda Item Number 10,  
16 administrator's report on agency activities.

17 MR. PATRICK: Thank you. Ward Patrick for the  
18 record. First item on agency activities would be the last  
19 activities presented, we discussed six or eight new  
20 employees. And those new employees have been actively  
21 working and doing due diligence presenting this book.

22 And some of the leadership that came about from  
23 there was Mr. Bruce Nip, our mechanical engineer, who is our  
24 interim deputy administrator. And he was sitting halfway

1 The UNR engineering building, the third item, is  
2 under construction. And the expected date of completion was  
3 June 22nd of '20. And the current expected date of  
4 completion is three days after that. So pretty close on that  
5 one.

6 Looking at the Southern Desert Correctional  
7 Center, unit 8, that was urgent project for Department of  
8 Corrections and that project is being delivered four months  
9 early. It's under construction as we speak.

10 Nevada State Veterans Home, the original expected  
11 completion time frame was around Christmas of this year. And  
12 we've had some time extension and construction. We're about  
13 37 days after the expected date that was established  
14 approximately 18 months ago.

15 We're working together with UNLV on the medical  
16 school project. And we believe we've established a good  
17 schedule here. So this schedule that you see in this line  
18 item for project 17-C15 will be used as kind of a milestone  
19 yardstick for the success of that project. It still needs to  
20 go in to schematic design. It needs to get approval from the  
21 legislature for a base.

22 The final three projects are the planning  
23 projects that the university system discussed. And the  
24 reason that I present the anticipated notice to proceed or

1 back here throughout most of the day yesterday. And so he is  
2 planning to retire. So I'm sure he's on line right now  
3 listening to this and I would just like to thank him very  
4 much for his 32 years of service to the Public Works  
5 Division. He was the glue that kept our contract documents  
6 together, provided a lot of policy movements for the agency,  
7 and initiated a lot of these mechanical systems being  
8 operated in a timely manner. And so I would like to thank  
9 Bruce publically for his years of service.

10 A little bit on the activities of the  
11 construction projects that we've provided. I gave the board  
12 a handout of the various projects that have construction  
13 activities. And so that's for your review. I would comment  
14 that, as stated earlier, regarding the timeliness and  
15 delivery of these projects, the DMV Reno facility, the first  
16 item on the list, based on the agency's request to meet a  
17 Nevada Day opening, this project will be delivered three  
18 months later than what was anticipated a year and a half ago.  
19 Public Works Division submitted schedules on these major  
20 projects to the governor's office and the governor's office  
21 of finance and so this one is three months late.

22 Looking at the second item, the Speedway  
23 Readiness Center, we're three months early on that project.  
24 Expected delivery is May of 2020.

1 expected certificate of substantial completion date is so  
2 that you're aware of the inflation that was applied to those  
3 projects for the projects that are in there. There's 24  
4 months of anticipated inflation. Those projects, that ten  
5 percent annual percentage rate was applied until the  
6 mid-point of construction.

7 Final two items on projects that I would offer is  
8 if you want to make a note of this, if you're available on  
9 February(sic) 17th, the Northern Nevada Veterans Home is  
10 having a ceremonial ribbon cutting. That's in the afternoon  
11 at 5:30 p.m. on December 17th. We can get these to you in  
12 e-mail as well.

13 And then there's a wounded warrior memorial.  
14 There's approximately 800 to 900 service men from Nevada that  
15 gave their lives and this is a memorial to honor them. And  
16 that is planned for a couple of days before Veterans Day,  
17 November 9th. In the morning there will be a reception at  
18 9:00 o'clock and a ribbon cutting at 11:00 o'clock.

19 The final item would be at the last board meeting  
20 we talked about various BDR's that were being considered.  
21 And as a result of work with the executive branch, there's a  
22 couple of items that will likely be on the governor's  
23 approved list of BDR's. This item is -- There's two items  
24 within this BDR, in summary. The deferred maintenance



<p style="text-align: right;">Page 193</p> <p>1 projects are critical to maintaining the state's inventory of 2 building and other facilities. Currently there are no 3 recommendations for new deferred maintenance projects 4 submitted with each biennium as there is for CIP's. 5 This proposal will request that the Public Works 6 administrator before October 1 of each unit number of years 7 to submit a recommendation of the deferred maintenance 8 projects in the next biennium. This will better inform 9 policy makers in charge when deciding the allocations of 10 funding of projects. So the intent here is to be in line 11 with the board's letter to the governor's office to make sure 12 the governor's office is aware of other deferred maintenance 13 projects to go much deeper than we would normally provide to 14 the governor's office. 15 The second BDR is a BDR to increase the authority 16 for State Parks Division as well as the military to enter in 17 to construction projects. And so currently the State Parks 18 Division has the authority to do construction projects 19 without the oversight of the Public Works project management 20 section up to 1500 square feet. They're proposing to 21 increase this square footage to 3,000 square feet. 22 Department of Military is looking to increase 23 their authority. They basically have to -- They have the 24 opportunity to come for a delegation of authority to the</p>	<p style="text-align: right;">Page 195</p> <p>1 recommendation to the governor for the 2019 CIP. Are the 2 there any review of action items for State Public Works 3 division management? 4 Hearing none, we'll move on to Agenda Item Number 5 12, public comment. Is there any public comment? Hearing 6 none, I'll make a motion to adjourn the meeting. 7 MEMBER TIBERTI: So moved. 8 CHAIRMAN CLUTTS: Second? 9 UNIDENTIFIED MEMBER: I'll second. 10 CHAIRMAN CLUTTS: All those in favor. 11 (The vote was unanimously in favor of the motion) 12 CHAIRMAN CLUTTS: Meeting adjourned. Thank you. 13 (Hearing concluded at 4:26 p.m.) 14 15 16 17 18 19 20 21 22 23 24</p>
<p style="text-align: right;">Page 194</p> <p>1 Public Works Division. And so it will be allowed -- This 2 movement and this BDR would allow military to, if approved, 3 to have authority to execute certain types of projects. 4 In addition to that, there's language included to 5 articulate the criteria for delegation of authority for these 6 agencies and other agencies to manage their own projects. 7 And it also includes an appeals process should the delegation 8 be denied. So the delegation of authority is approved by the 9 administrator at this time. 10 That concludes the administrator's report. 11 CHAIRMAN CLUTTS: Thank you, Mr. Patrick. 12 Are there any questions? 13 I publically want to say to you welcome to the 14 administrator position. Great job by you and your team by 15 getting this put together in fairly short order. So I just 16 wanted that to be known. We're glad to have you. You also 17 spent many years in the department and getting ready for this 18 role. So I'm glad you're on board. 19 Moving to Agenda Item Number 11, board comments. 20 Are there any board comments on any agenda item? Are there 21 any items to be included in future agendas? September 6th, 22 2018, there will be a board meeting for the administrator's 23 recommendation to the board for the 2019 CIP. On September 24 13th, 2018, board meeting for the State Public Work Board's</p>	<p style="text-align: right;">Page 196</p> <p>1 STATE OF NEVADA } ss. 2 CARSON CITY } 3 4 I, CHRISTY Y. JOYCE, Official Court Reporter for 5 the State of Nevada, State Public Works Board, do hereby 6 certify: 7 That on Thursday, the 23rd day of August, 2018, I 8 was present at The Capitol Building, Assembly Room, Carson 9 City, Nevada, for the purpose of reporting in verbatim 10 stenotype notes the within-entitled public meeting; 11 That the foregoing transcript, consisting of pages 12 1 through 195, inclusive, includes a full, true and correct 13 transcription of my stenotype notes of said public meeting. 14 15 Dated at Reno, Nevada, this 30th day of August, 16 2018. 17 18 19 20 21 22 23 24</p> <p style="text-align: right;">CHRISTY Y. JOYCE, CCR Nevada CCR #625</p>

Brian Sandoval  
Governor



Patrick Cates  
Director

Ward D. Patrick, PE  
Administrator

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**STATE PUBLIC WORKS BOARD ACTION ITEM REQUEST**  
**Meeting of December 18, 2018**

Agenda Item # 3

**SUBJECT TITLE:**

For Possible Action: Acceptance and approval of Public Works Board meeting minutes for  
**August 22 & 23, 2018      -Attached**  
**September 6, 2018        -Attached**

**DISCUSSION:**

Construction Law Counsel has reviewed the August 22 & 23, 2018 meeting minutes and recommends the following changes:

**August 22, 2018**

1. Page 25:12 – change “to” to “do”
2. Page 29:23 – delete “As”
3. Page 32:11 – change “say” to “a”
4. Page 49:3 – “if” to “in”
5. Page 51:8 – “upgrading” to “operating”
6. Page 52:23 – “with” to “as”
7. Page 54:8 – “\$300,000” to “300,000”
8. Page 54:22 – “\$5,000” to “5000”
9. Page 55:22 – “use” to “lose”
10. Page 60:8 – “raise along” to “appraisal on”
11. Page 63:3 – “squat” to “swat”
12. Page 65:14 – “sprig” to “spring”
13. Page 67:14 – “doors” to “dollars”
14. Page 75:17 – “implication” to “implementation”
15. Page 75:18 – “that guide on” to “the tide on”
16. Page 101:10 – “flight” to “point”
17. Page 105:4 – “through” to “three of”
18. Page 109:10 – “side” to “site”
19. Page 123:12 – “max” to “match”
20. Page 126:4 – “uphold” to “upgrade”
21. Page 136:1 – “exterior” to “idea”
22. Page 137:4 – “Elcor” to “Elkhorn”
23. Page 141:2 – “solutions” to “solution”

**August 23, 2018**

1. Page 5:8- change “reduced” to “replaced”
2. Page 8:17- change “times” to “providers”
3. Page 19:5- change “rounds” to “grounds”
4. Page 25:21- change “plan” to “plant”
5. Page 27:13- change “know” to “to”
6. Page 29:2- change “do” to “deal”

7. Page 39:24- change "ward" to "warden"
8. Page 45:24- change "comp" to "cost"
9. Page 63:3- change "bubble" to "trouble"
10. Page 67:24- change "saddle" to "sally"
11. Page 72:12- change "get" to "good"
12. Page 80:10- change "except" to "funded"
13. Page 93:7- change "Chimmits" to "Chimits"
14. Page 97:2- delete "Sights"
15. Page 109:2- change "ward" to "Ward"
16. Page 135:21- change "likely" to "lightly"
17. Page 139:16- change "on" to "by"
18. Page 140:3- change "properties" to "projects"
19. Page 144:7- change "a call to call" to "to calling"
20. Page 157:13- change "considerable" to "suitable"
21. Page 161:16- change "its" to "you've"
22. Page 162:19- add "of" between "level" and "investigation"
23. Page 167:20- change "form" to "conform"
24. Page 169:12- change "value" to "valuable"
25. Page 172:20- change "affordable tanks" to "panel arrays"
26. Page 177:12- change "beds and heads" to "heads in beds"
27. Page 179:5- change "to its" to "that's"
28. Page 182:2- change "any" to "new"
29. Page 183:3- change "of NH" to "old"
30. Page 187:7- add "floods" between "constantly" and "because"
31. Page 190:6- change "movement" to "improvements"
32. Page 193:20- change "1500" to "1000"
33. Page 194:2- delete "movement and this"

Construction Law Counsel has reviewed the September 6, 2018 meeting minutes and recommends the following changes:

September 6, 2018

1. Page 5:14 – "ward" to "Ward"
2. Page 13:22 – "being into our" to "any air"
3. Page 17:13 – "all" to "falling"
4. Page 17:15 – "offering" to "operating"
5. Page 25:14 – "plan" to "plant"
6. Page 28:1 – "column barium" to "columbarium"
7. Page 41:1 – "Shawn" to "Sean"

PRIOR ACTIONS:

None.

FINANCIAL IMPACTS//ISSUES:

Not applicable.

RECOMMENDATIONS:

Approve or deny the August 22 & 23, 2018 and September 6, 2018 meeting minutes as amended.

ACTION ITEM:

Motion to approve or deny the August 22 & 23, 2018 and September 6, 2018 meeting minutes as amended herein OR as further amended by the Board.

PREPARED BY: Susan K. Stewart, Construction Law Counsel